

ORDINANCE NO. 1746, NEW SERIES

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL APPROVING A ZONING AMENDMENT TO ESTABLISH A PLANNED UNIT DEVELOPMENT FOR A 66.49-ACRE AREA LOCATED AT THE NORTHEAST QUADRANT OF COCHRANE ROAD AND HIGHWAY 101 (APNs 728-37-001, -002, -004, -005 & -007) (ZA-04-12: COCHRANE - DINAPOLI/BROWMAN)

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

- SECTION 1.** The subject site is designated a 'Sub-regional Commercial Site' on the General Plan Map. The project proposes a sub-regional commercial shopping center, and is therefore, consistent with the Zoning Ordinance and the General Plan.
- SECTION 2.** The zone change is required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.
- SECTION 3.** An Environmental Impact Report has been prepared for this project as part of the following applications: General Plan Amendment, Zoning Amendment, Subdivision, Development Agreement, Use Permit and Architectural and Site Plan Review. Mitigation measures and a monitoring program will be adopted for those environmental impacts identified in the report.
- SECTION 4.** The project site is currently zoned PUD with a HC, Highway Commercial underlying zone.
- SECTION 5.** Section 18.30.090 of the Morgan Hill Municipal Code establishes minimum development standards for commercial PUDs.
- SECTION 6.** In accordance with Section 18.30.110 of the Morgan Hill Municipal Code, the City Council may grant exceptions to the minimum PUD development standards upon recommendation of the Planning Commission with the following affirmative findings:
- a. Approval of the exception is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
 - b. The exception will only be approved to the extent necessary for the preservation and enjoyment of the substantial property rights of the applicant; and
 - c. The effect of the reduction or elimination of the development standard will be substantially mitigated by the provision of other design features or enhancements to the project; and
 - d. Approval of the exception will not be outweighed by the adverse effects to the public health, safety and welfare of persons working or residing in the area.

SECTION 7. On November 8, 2005, the Planning Commission reviewed and recommended approval of the zoning amendment request, including the exceptions to the minimum PUD development standards. In their recommendation of approval, based on evidence and the facts in the record, the Planning Commission made the following affirmative findings:

- a. Approval of the exception is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
- b. The exception will only be approved to the extent necessary for the preservation and enjoyment of the substantial property rights of the applicant; and
- c. The effect of the reduction or elimination of the development standard will be substantially mitigated by the provision of other design features or enhancements to the project; and
- d. Approval of the exception will not be outweighed by the adverse effects to the public health, safety and welfare of persons working or residing in the area.

SECTION 8. The project site is one of only two locations in the City designated 'Sub-regional Commercial Site' on the General Plan Map and zoned PUD (Highway Commercial).

SECTION 9. Strict adherence to the city-wide PUD standards would hinder the establishment of an economically and functionally successful sub-regional commercial shopping center at the proposed site, as the city-wide PUD standards did not anticipate a large scale, sub-regional commercial shopping center.

SECTION 10. Therefore, based upon the above reasons, and the evidence and facts in the record in this matter, the City Council hereby approves exceptions to the City-wide PUD development standards for the proposed sub-regional commercial shopping center. The Council hereby finds that:

- a. Approval of the exceptions is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
- b. The exceptions will only be approved to the extent necessary for the preservation and enjoyment of the substantial property rights of the applicant; and
- c. The effect of the reduction or elimination of the development standards will be substantially mitigated by the provision of other design features or enhancements to the project; and
- d. Approval of the exceptions will not be outweighed by the adverse effects to the public health, safety and welfare of persons working or residing in the area.

SECTION 11. Based on the foregoing, the City Council hereby approves a precise development plan as contained in that certain series of documents dated August 22, 2005 (date stamped October 21, 2005), on file in the Community Development Department, entitled "A Retail Project – A DiNapoli Browman Guglielmo Development" prepared by Craig+Grant Architects. These

documents, as amended by site and architectural review, show the location and sizes of all lots in this development and the location and dimensions of all proposed buildings, basic design, uses, vehicle and pedestrian circulation ways, recreational amenities, parking areas, landscape areas and any other purposeful uses on the project.

SECTION 12. The approved project shall be subject to the following conditions:

- a. The applicant shall comply with the mitigation measures of the certified Environmental Impact Report and adhere to the adopted Mitigation Monitoring and Reporting Program.
- b. The project shall be subject to compliance with the Cochrane Road PUD Guidelines as attached in Exhibit A of this Resolution. The project shall also be subject to compliance with the city-wide PUD standards as contained in Chapter 18.30 of the Morgan Hill Municipal Code, excluding any exceptions approved by the City Council.
- c. The signs identified on the project plans are not approved as part of the zoning amendment application, except that two freeway signs and one monument sign at the corner of Mission View and Cochrane Road are approved as described under Item 46 in the attached Cochrane Road PUD Guidelines. A uniform sign program shall be established for the overall PUD and submitted for review and approval by the Architectural Review Board (ARB).
- d. 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 applicant's project. In addition, developer shall pay all pretender 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, developer 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.

SECTION 13. Severability. If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

SECTION 14. Effective Date; Publication. This Ordinance shall take effect thirty (30) days after the date of its adoption. The City Clerk is hereby directed to publish this ordinance pursuant to §36933 of the Government Code.

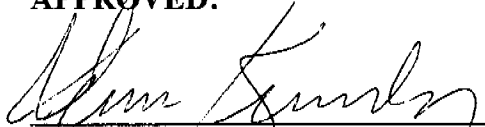
The foregoing ordinance was introduced at the regular meeting of the City Council of the City of Morgan Hill held on the 16th Day of November 2005, and was finally adopted at a regular meeting of said Council on the 7th Day of December 2005, and said ordinance was duly passed and adopted in accordance with law by the following vote:

AYES:	COUNCIL MEMBERS:	Larry Carr, Mark Grzan, Dennis Kennedy, Greg Sellers, Steve Tate
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

ATTEST:


Moira Malone, Deputy City Clerk

APPROVED:


Dennis Kennedy, Mayor

∞ CERTIFICATE OF THE CITY CLERK ∞

I, MOIRA MALONE, DEPUTY CITY CLERK OF THE CITY OF MORGAN HILL, CALIFORNIA, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 1746, New Series, adopted by the City Council of the City of Morgan Hill, California at their regular meeting held on the 7th Day of December 2005.

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

DATE: 12-08-2005

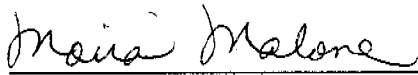

MOIRA MALONE, Deputy City Clerk

EXHIBIT A

A Retail Project Cochrane Road and Highway 101 A Dinapoli Browman Guglielmo Development

**PUD Guidelines
Morgan Hill, CA
November 10, 2005**

Location

This retail development is located at the northeast quadrant of the Cochrane Road overpass at Highway 101. The Assessor's Parcel Numbers (APN) for the land area within the project are: 728-37-001, 728-37-002, 728-37-004, 728-37-005, 728-37-007.

Introduction and Intent

The intent of this narrative is to describe the architectural theme and site development plans which will guide the future development of this site relative to architectural compatibility, site design, landscape features, and signage concepts. These development standards are designed to be flexible whenever possible to allow creative freedom and diversity, which is necessary for national tenants to be attracted to this regional shopping center and the development of the best possible project. This document outlines the guidelines under which all business can coexist in a competitive market.

Development Guideline Format

These PUD guidelines are organized as follows:

- | | |
|------------|--|
| Section 1: | Allowable Uses |
| Section 2: | Site Development Concept |
| Section 3: | Landscape and Lighting Concepts and Guidelines |
| Section 4: | Parking and Loading/Circulation |
| Section 5: | Architectural Concepts and Guidelines |
| Section 6: | Sign Design Guidelines |
| Section 7: | Utilities and Appurtenant Uses / Devices |

Section 1: Allowable Uses

Permitted:

- Mix of commercial and/or retail big box anchors
- Medium size anchors
- Shop space
- Eating Establishments (See Note 1 below)
- Up to five (5) drive-thru facilities as identified on the precise development plan, of which only two can be fast food drive-thru uses, as defined in Note 2 below; any additional drive-thru use proposed within the shopping center shall require a conditional use permit
- Commercial recreation and entertainment uses (including cinema and health club)
- Grocery store
- Offices
- Service Offices (including real estate offices, banks or other financial institutions, title companies, credit unions)
- Personal Services
- Liquor store
- Wine shop
- Any other use listed as a permitted use in the CG, General Commercial District in the Morgan Hill Municipal Code, with the exception of day care centers and nursery schools which shall be conditional uses

Note 1: Eating establishments shall include both sit down and fast food restaurants.

Note 2: For the purpose of this PUD only, 'drive-thru fast food' shall be defined as follows:

A "Drive-Thru Fast Food" restaurant is any establishment whose principal business is the sale of prepared foods to customers and whose service includes all of the following characteristics:

- A. The restaurant has a drive-through aisle and window.
- B. Meals are usually provided in disposable plastic or paper containers.
- C. There is no substantial differentiation in the meals or the service provided for consumption on the premises and meals that are taken out of the premises for consumption.

Businesses that primarily sell coffee, juices and other beverages shall not be considered 'drive-thru fast food' for the purpose of this definition.

Conditional:

- Any drive-thru use that is proposed beyond the five (5) that are permitted in the shopping center shall require a conditional use permit
- A maximum of one fuel station, car wash and convenience market
- All other uses which are supportive of retail (i.e., daycare)

Section 2: Site Development Concept

1. The site development plan consists of three retail areas, created by the pattern of vehicular roadways which bisect the site N/S from Cochrane Road at De Paul Drive and E/W from Mission View Drive.
2. Building setbacks along Cochrane Road shall be an average of 30-ft; however, encroachments into the setback area are permissible to accommodate the architectural and functional needs of the development as long as the overall average is maintained and a substantial portion of the setback shall be no less than 30 feet.
3. Buildings situated at or near the front setback shall provide a public access route to the buildings from the front setback, except as shown on the Site Plan.
4. Elevations submitted with the PUD application (8/22/05) shall not require further review or approval except that the supporting architectural and design details for such elevations shall require final review and approval by an ARB Subcommittee. Any minor modifications to the submittals under the Precise Development Plan shall be subject to approval by Staff on the basis of substantial conformance with the Precise Development Plan, or if Staff is unable to make such a determination, then by a sub-committee of the Architectural Review Board. Subsequent submittals for elevations not submitted as a part of the original PUD application shall be substantially consistent with the Precise Development Plan and shall be subject to the approval of the Architectural Review Board. Individual buildings within the development may be larger or smaller than shown on the Precise Development Plan as long as the approximate location and overall total square footage is substantially consistent with and in aggregate, does not exceed the Precise Development Plan.

Section 3: Landscape and Lighting Concepts and Guidelines

Landscape

5. Project landscaping shall be substantially consistent with the Project Landscape Plan submitted as a part of the Precise Development Plan. All street trees, trees planted within the front setback areas, and trees planted at the entrance of buildings shall, at a minimum, conform to "15 gallon" sizing standards provided by the California Association of Nurserymen. Except as permitted under guideline #7 below, and except for landscaping adjacent to buildings, all landscape areas shall comply with city code.
6. The general characteristics of the plant palette for the PUD shall be a combination of year-round color and textural interest. Plants shall be selected on the basis of color combinations (consistent with the Art Deco theme), growth patterns, low maintenance and water conservation characteristics. At time of installation, all trees shall, at a minimum, conform to "15 gallon" sizing standards provided by the California Association of Nurserymen.

7. An average 30-foot wide landscape strip (excluding any landscaping within the right-of-way) shall be provided along Cochrane Road. An average 20-ft wide landscape strip shall be provided along Mission View Drive up to the first driveway. Thereafter, an average 15-foot wide landscape strip shall be provided along the northerly extension of Mission View Drive. Encroachments into such landscape strips shall be permissible to accommodate the architectural and functional needs of the development as long as the overall average is maintained and a substantial portion of each landscape strip equals or exceeds the respective 30-foot and 15-foot requirements. Acceptable mitigation for such encroachments shall include, without limitation, additional landscape planting or a combination of an earthen berm or screen wall. Berms shall be an average height of three feet with a minimum height of one and one-half feet, and shall undulate where possible and aesthetically pleasing. Except as provided herein, the design of the landscaping strips referred to above shall substantially conform to the Landscape Plan submitted as a part of the Precise Development Plan.
8. The driveway comprising the main vehicular entry from Cochrane Rd. shall be provided with landscaped medians in substantial conformance with the precise development plan dated 8/22/05 on file at the Community Development Department.
9. Canopy-providing trees shall be planted in the parking lot planter islands to produce shade.
10. The main project entrance at Cochrane Rd. and DePaul Drive shall be well landscaped and serve as a focal point.
11. Shrubs or vine planting shall be provided to screen utilities and trash enclosures.
12. The main parking field shall be screened from view of public streets by use of berming and/or bushes of a minimum of three feet effective height (18 months after planting), as measured from the top of the nearest street curb.
13. Where possible, landscaping shall be used to soften the appearance of fences and walls and front elevations of large scale retail buildings which lack fenestration or other architectural detailing.
14. All service areas fronting on public streets shall be screened by landscaping, berms, screens and/or walls, substantially consistent with the colors and materials shown in the 'colors and materials pallet' packet, date stamped August 24, 2005 on file at the Community Development Department.
15. Special paving or materials such as integral color concrete or asphalt, pavers and/or scored concrete paving shall be provided at key on-site intersections. Pedestrian walkways shall be provided connecting groupings of retail structures to other such retail areas and to parking areas. Walkways which cross traffic lanes shall have special markings such as integral color concrete, scored or raised concrete, colored paving, special striping and/or paving stones.

Lighting

16. Any decorative lighting on the pedestrian pathways parallel to the main driveway from Cochrane Road shall be reduced in height and scale, to create a more human-scale feeling and atmosphere.
17. The design of the exterior building lighting shall be compatible with the Art Deco architectural style of the PUD.
18. The main parking lot lighting fixtures shall be consistent throughout the PUD. The maximum pole height (including the base) shall be 33 feet except that lighting poles along the Mission View project edge and the Cochrane Road project edge across the approved congregate care and assisted living facilities to the south shall be limited to a maximum height (including the base) of 15 feet. Further conditions regarding residentially zoned properties are imposed under guideline #19 below.
19. All lighting shall be shielded and directed in such a manner so as not to directly cast light on neighboring residentially zoned properties or the approved congregate care and assisted living facilities to the south. The Applicant shall pay special attention to insure that there is no unacceptable spillage of light outside the applicable boundaries of the shopping center. Prior to issuance of site construction permits, Applicant shall provide a photometric plan evidencing the conformance of the lighting plan to these guidelines. Adjustments to the lighting intensity and direction may be required after commencement of the use to the extent that neighboring residential properties are adversely affected.

Section 4: Parking and Loading/Circulation

20. The main parking field shall be screened from public view on Cochrane Rd primarily through the use of berming and/or hedge row plantings, shrubs, trees or any combination thereof, in a manner substantially consistent with the project Landscape Plan. At the time of installation, shrub plantings shall conform to "5 gallon" sizing standards provided by the California Association of Nurserymen, trees shall conform to "15 gallon" sizing standards provided by the California Association of Nurserymen, accents and groundcover shall conform to "1 gallon" sizing standards provided by the California Association of Nurserymen and berming may undulate to create interest and contrast as long as (i) the average height shall be three feet, and (ii) not less than 50% of the length of such berming is actually 3 feet or more in height as measured from the top of the nearest street curb.
21. 90 degree parking shall be permitted. Alternatively, the PUD shall permit angled parking and one-way drive aisles subject to review and approval of the Architectural Review Board.
22. Parking areas shall be designed to include provision for pedestrian walkways for access to building entrances. Walkways which cross traffic lanes shall have special markings such as integral color concrete, scored or raised concrete, colored paving, special striping and/or

paving stones. Walkway strips shall be intermittently provided through landscaped areas to protect landscaping from foot traffic damage.

23. In order to facilitate on-site traffic flow and vehicle and pedestrian safety, parking stalls shall not be located directly adjacent to the front of a major use occupying a ground floor area that is 100,000 square feet or larger (i.e. Major 1 (Target) and Major 8 as shown on the precise development plan).
24. Reciprocal access and shared parking between properties shall be used, whenever possible.
25. Cross access easements shall be provided throughout the PUD.
26. Shared access easements and driveways shall be provided.
27. Drive aisles shall allow for circulation within the PUD, with sufficient width for emergency vehicles. Dead end drive aisles are discouraged but shall be allowed subject to review and approval of the Architectural Review Board.
28. Provisions for connecting driveways and walkways between adjacent properties within the PUD are to be provided.
29. Emergency vehicle access shall be provided throughout the PUD.
30. Loading areas and docks shall be screened from view along the new road (proposed northerly extension of Mission View Drive) by landscaping or a screening structure. Screen walls or other screening structures shall be architecturally treated, and may be constructed with metal, concrete, concrete block, wood or a combination thereof (see attached exhibit for an example of acceptable screening). Alternatively, screening along the northern property line may be comprised of dense evergreen plantings.
31. All truck deliveries between the hours of 10pm to 6am shall enter and exit through the DePaul Drive project driveway (main vehicular entry from Cochrane Road).
32. Overnight parking of delivery trucks shall be prohibited on-site, except that delivery trucks may be parked within loading docks provided no equipment is kept running, including but not limited to generators, refrigeration units and compressors.

Section 5: Architectural Concepts and Guidelines

33. The architectural concept shall create a campus of retail structures which vary in character, massing, materials, and colors but remaining consistent with the Art Deco theme of the Precise Development Plan. Each structure shall be complementary to the Art Deco theme but may maintain its own uniqueness. Building facades may contain design features and variances in scale to create interest and character. The design of entertainment uses may be enhanced by featured elements which may include some or all of the following: neon tower, marquee, theater lights and statement lobby glazing. Art Deco forms and treatments

shall be utilized as part of the overall architectural presentation. If neon is utilized, it shall not be established in areas facing residentially zoned properties adjacent to the site. The development shall include tower and/or entry features, bold cornices, and varying facades, and a variety of materials, colors and storefronts. Awnings, light sconces, site lighting, and/or street furniture shall be situated at appropriate locations as determined by Applicant to enhance the pedestrian and/or human scale feel of the project.

34. No building shall exceed 40 feet in height to the top of the parapet except that tower and accent features of buildings may exceed such height limitation as long as (i) the scale and design of such features are consistent and appropriate for the Art Deco design of the shopping center; (ii) such exception affects no more than 25% of the theater and no more than 15% of any other building; and (iii) such features shall not exceed 60 feet at the highest point. Overall, building heights and tower and accent features shall be substantially consistent in scale and proportion with the building elevations dated 8/22/05 on file at the Community Development Department.
35. Rooflines shall vary in height and flat rooflines shall be permitted in a manner substantially consistent with the building elevations dated 8/22/05 on file at the Community Development Department and the Art Deco architectural theme established for the development.
36. Large, continuous structures shall incorporate breaks in horizontal planes by varying architectural features and designs and recessing windows and entrances, to provide substance and scale.
37. Windows shall be enhanced by use of various sizes and shapes, and highlighted by the use of accent trim (e.g. molding, pop-out or wood trim). The design shall be complementary to the architectural style of the PUD.
38. Architectural treatment shall be applied to the front façade of all building elevations consistent with the building elevations dated 8/22/05 on file at the Community Development Department; complementary architectural treatment shall also be applied to other areas of any building clearly visible from any public street.
39. Building design shall be compatible with the immediate adjacent building and provide harmonious transition between various uses.
40. Gutters and downspouts shall be made of quality materials and treated to blend into the facade to which it is attached, unless used as a design element, in which case the color shall be consistent with the color schemes of the building.
41. No mechanical equipment shall be exposed on the wall surface of any building.
42. Mechanical and utility equipment shall be located below the roof line or parapet wall and out of public view. All roof-mounted mechanical equipment or ductwork which project vertically above the roof or parapet shall be screened by an enclosure which is detailed consistently with the building design.

43. Any outdoor storage of goods, materials or equipment (e.g. garden center, lumber yard) shall be located within an enclosed area. The fencing and/or screening enclosing such area shall be consistent with the Art Deco architectural theme of the Precise Development Plan and designed in a manner complementary to the building design and site layout. Chain link fencing with wood inserts is not an acceptable manner of screening.
44. Fences and walls shall be designed to be compatible with the surrounding landscape and architectural style of the PUD.
45. Trash enclosures shall be constructed of solid material, and shall be a minimum of six feet in height, with solid view obstructing gates. Trash enclosures shall be located in inconspicuous locations.

Section 6: Sign Design Guidelines

46. This PUD shall permit one pylon sign structure along Highway 101 near the north end of the site and one pylon sign structure along Highway 101 near Cochrane Road consistent with the original PUD application (8/22/05), subject to approval by the SCVWD if necessary. The pylon sign near the north end of the site shall be a maximum height of 68 ft, as measured to the top of the horizontal cornice. The pylon sign near Cochrane Road shall be a maximum height of 50 ft, as measured to the top of the horizontal cornice. Decorative architectural features may extend above the 68-ft and 50-ft height limits as depicted on the sign elevations date stamped October 27, 2005, on file at the Community Development Department. This PUD shall also permit one monument sign structure consistent with the original PUD application (8/22/05) at the intersection of Cochrane Road and Mission View Drive. This monument sign shall be a maximum overall height of 20 feet, and shall not be illuminated in the evenings after 10 pm.
47. The uniform sign program for the Project shall control the signage requirements and placement of signs within the project. The uniform sign program shall be applicable to all buildings and uses within the PUD. Tenant identification signs will be allowed on the sides of buildings that are visible to Highway 101. Signs fronting Highway 101 and Mission View Drive shall be limited to business identification signs only. Signs, banners and posters shall be permitted and must be of a high quality with character, and ambiance consistent with the Art Deco theme and the standards of the Precise Development Plan. Address numbers shall contrast with their background and shall be a minimum of six inches in height.
48. Poster boards containing retail displays (including advertising) incorporating an artistic component or displaying information of community interest shall be permitted. Such displays shall comply with guidelines issued by a sub-committee of the Architectural Review Board.

Section 7: Utilities and Appurtenant Uses / Devices

49. Easements for the installation and maintenance of utilities, walkways, roads, shared driveways, parking and drainage facilities shall be recorded as part of any subdivision map or lot line adjustment.
50. A detention pond or an interlinked detention pond system with outfalls shall be used to serve the PUD. The detention ponds and/or bioswales may be located within any setback area or outside a setback area.
51. Utility equipment may be located within landscaped or setback areas provided they are located as far from the street frontage as feasibly possible, and adequately screened and/or landscaped to limit the visibility of such equipment.
52. Uses within the PUD that utilize shopping carts shall provide indoor or outdoor screened storage of the carts and shall provide for architecturally treated collection areas throughout the parking lots.
53. Vending machines, rides, newspaper racks, coin operated devices or other similar devices may be placed on the exterior of and/or walkway adjacent to proposed buildings, provided the area in which the devices are located is partially enclosed or architecturally treated. Prior to installing such equipment or devices, Applicant shall provide Staff with a proposed plan indicating the nature and proposed location of such devices for Staff review and approval. Once installed, such devices and locations shall be maintained in a high quality manner.

Section 8: Disclosures

54. A disclosure statement shall be included in all sale or lease agreements informing prospective buyers and tenants of the adjacent agricultural uses.

(end)

(E) ZONED. SF RESIDENTIAL

Site Data	
Site Area:	± 2,984,348 sq. ft. 68.26 AC
General Plan Designation:	PUD-HC (Highway Commercial)
APN:	726-37-001002003004005007
Commercial-Subregional Site Overlay	

Building Data	
Cross Area	± 223,800 sq. ft.
Major 1	± 18,600 sq. ft.
Major 2	± 18,000 sq. ft.
Major 3	± 18,000 sq. ft.
Major 4	± 20,000 sq. ft.
Major 5	± 20,000 sq. ft.
Major 6	± 20,000 sq. ft.
Major 7	± 30,000 sq. ft.
Major 8	± 140,000 sq. ft.
Major 9	± 18,775 sq. ft.
Major 10	± 16,000 sq. ft.
Major 11	± 16,000 sq. ft.
Major 12	± 18,775 sq. ft.
Total Major Area	± 466,750 sq. ft.
Shop A	± 7,400 sq. ft.
Shop B	± 6,000 sq. ft.
Shop C	± 12,000 sq. ft.
Shop D	± 8,000 sq. ft.
Shop E	± 6,400 sq. ft.
Shop F	± 4,000 sq. ft.
Shop G	± 5,000 sq. ft.
Shop H	± 6,000 sq. ft.
Shop I	± 4,500 sq. ft.
Shop J	± 8,550 sq. ft.
Shop K	± 8,000 sq. ft.
Shop L	± 7,725 sq. ft.
Shop M	± 90,400 sq. ft.
Total Shop Area	± 90,400 sq. ft.

Building Data

Pad 1	± 4,000 sq. ft.
Pad 2	± 6,000 sq. ft.
Pad 3	± 3,500 sq. ft.
Pad 4	± 4,000 sq. ft.
Pad 5	± 3,500 sq. ft.
Pad 6	± 3,500 sq. ft.
Pad 7	± 4,500 sq. ft.
Pad 8	± 7,500 sq. ft.
Total Pad Area	± 56,500 sq. ft.
Total Shopping Center Building Area	± 583,250 sq. ft.
Cinema	± 63,200 sq. ft.
Total Garden Area	± 10,400 sq. ft.
Total Building Area	± 657,250 sq. ft.

Parking Data (City Standard)

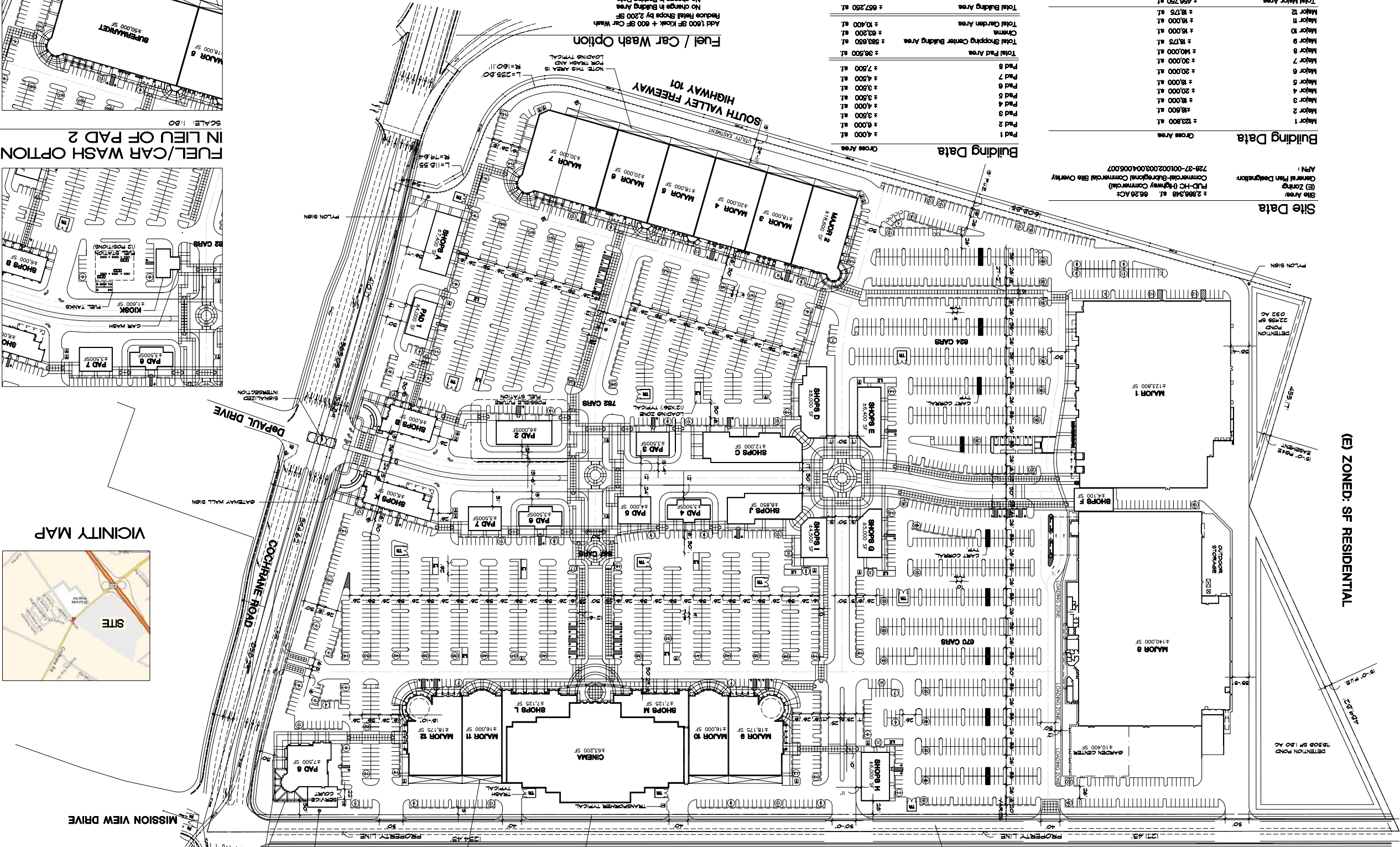
Total Parking Required	- 2,927 cars (4.4 cars/1000)
Cinema Parking Required	3,000 seats / 3.5 = 857 cars
Shopping Center Parking Required	584,050 sq. ft. / 287 = 2,070 cars
Parking Provided	- 2,983 cars (4.5 cars/1000)

Supermarket Alternative

Substitute 50,000 SF Supermarket for Majors 6 + 7	
No change in Total Building Area	
Shopping Center Parking Required	544,050 sq. ft. / 287 = 1,896 cars
Cinema Parking Required	3,000 seats / 3.5 = 857 cars
Supermarket Parking Required	50,000 sq. ft. / 250 = 200 cars
Total Parking Required	- 2,953 cars (4.5 cars/1000)
Parking Provided	- 2,983 cars (4.5 cars/1000)

(E) ZONED. SF RESIDENTIAL

PROPOSED ROAD



Fuel / Car Wash Option
Add 1600 SF Fuel + 600 SF Car Wash
No change in Building Area
No change in Parking Data
Shopping Center 3.48 cars / 1000 sq. ft. = 1 car / 287 sq. ft.
Cinema 3.000 seats / 3.5 = 1 car / 3.5 seats
Supermarket 4.0 cars / 1000 sq. ft. = 1 car / 250 sq. ft.

Parking Requirements (City Standard)

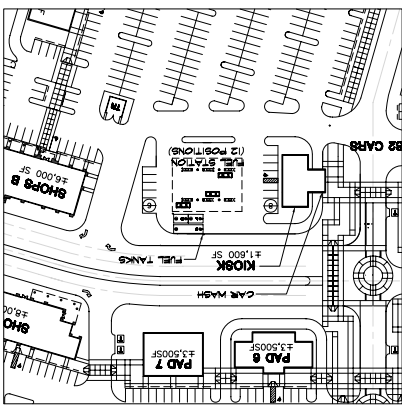
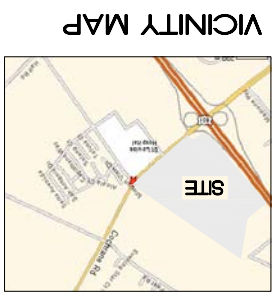
Total Parking Required	- 2,927 cars (4.4 cars/1000)
Cinema Parking Required	3,000 seats / 3.5 = 857 cars
Shopping Center Parking Required	584,050 sq. ft. / 287 = 2,070 cars
Parking Provided	- 2,983 cars (4.5 cars/1000)

Parking Standards (City Standard)

Standard Parking - (8'x18') w/ 24' Overhang	
Compact Parking - (8'x18') w/ 24' Overhang	
Alley Width - 25'-0"	
25'-0" Allees shown on plan	

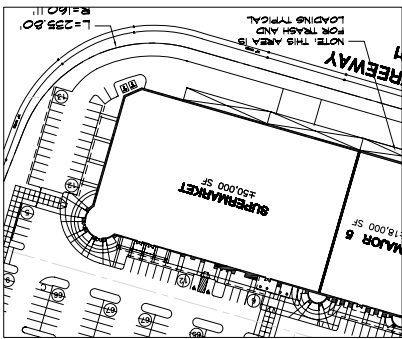
Lot Coverage Calculation

Site Area	± 2,984,348 sq. ft.
Building Area	± 657,250 sq. ft.
Parking + Paving Area	± 273,996 sq. ft.
Landscaping/Hardscape Area	± 572,996 sq. ft.
Floor Area Ratio (FAR)	± 567,250 / 2,984,348 = 0.19



FUEL/CAR WASH OPTION

SCALE: 1"=50'



SUPERMARKET IN LIEU

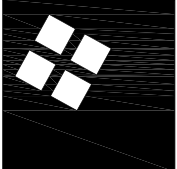
SCALE: 1"=50'



PROPOSED SITE PLAN

SCALE: 1"=80'-0"

CRAIG + GRANT



ARCHITECTS
801 HARTZ AVENUE, SUITE 213
DANVILLE, CALIFORNIA 94618
TELEPHONE 925-820-7666
FACSIMILE 925-820-6866
CRAIG@CRAIGANDGRANT.COM

A RETAIL PROJECT
A DiNapoli Browman Guglielmo Development
COCHRAN ROAD, MORGAN HILL, CA 95123

PROPOSED SITE PLAN

SP1

08.22.05