

City Planning

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software developer, and IBM manager

FIRST LEGO League #44267

Goals of City Planning?

- To create a balanced and sustainable City
- Enable new housing for graduates, families, and senior citizens
- Reserve lands for future schools, roads, open space, and parks
- Reserve land for new industry, stores, and other businesses (live here, work here)

Goals of City Planning? (cont'd)

- Ensure that **all** new development is compatible with its neighbors
- Protect nearby agriculture, the environment, and endangered species
- Maintain a sense of Morgan Hill's history (Granada, Grange, ...)
- Ensure that development will not financially burden the City

Good or Bad Planning?



Good or Bad Planning?



Good or Bad Planning?



Who Does What?

The City Council:

- Sets goals for amount & type of growth (General Plan, zoning codes)
- Provides final approval (or disapproval) of projects
- Resolves appeals of Commission actions

Who Does What? (cont'd)

The Planning Commission:

- Reviews professional planning staff actions
- Provides detailed analyses and recommendations about traffic and environmental studies
- Reviews and approves or denies requests for deviations or changes to plans and zoning
- Conducts project hearings, selects **best** housing projects



Who Does What? (cont'd)

Professional planning staff:

- Work with developers on their projects
- Provide recommendations and reports to Planning Commission
- Maintain General Plan and Zoning codes

The Building department:

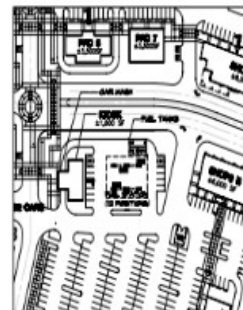
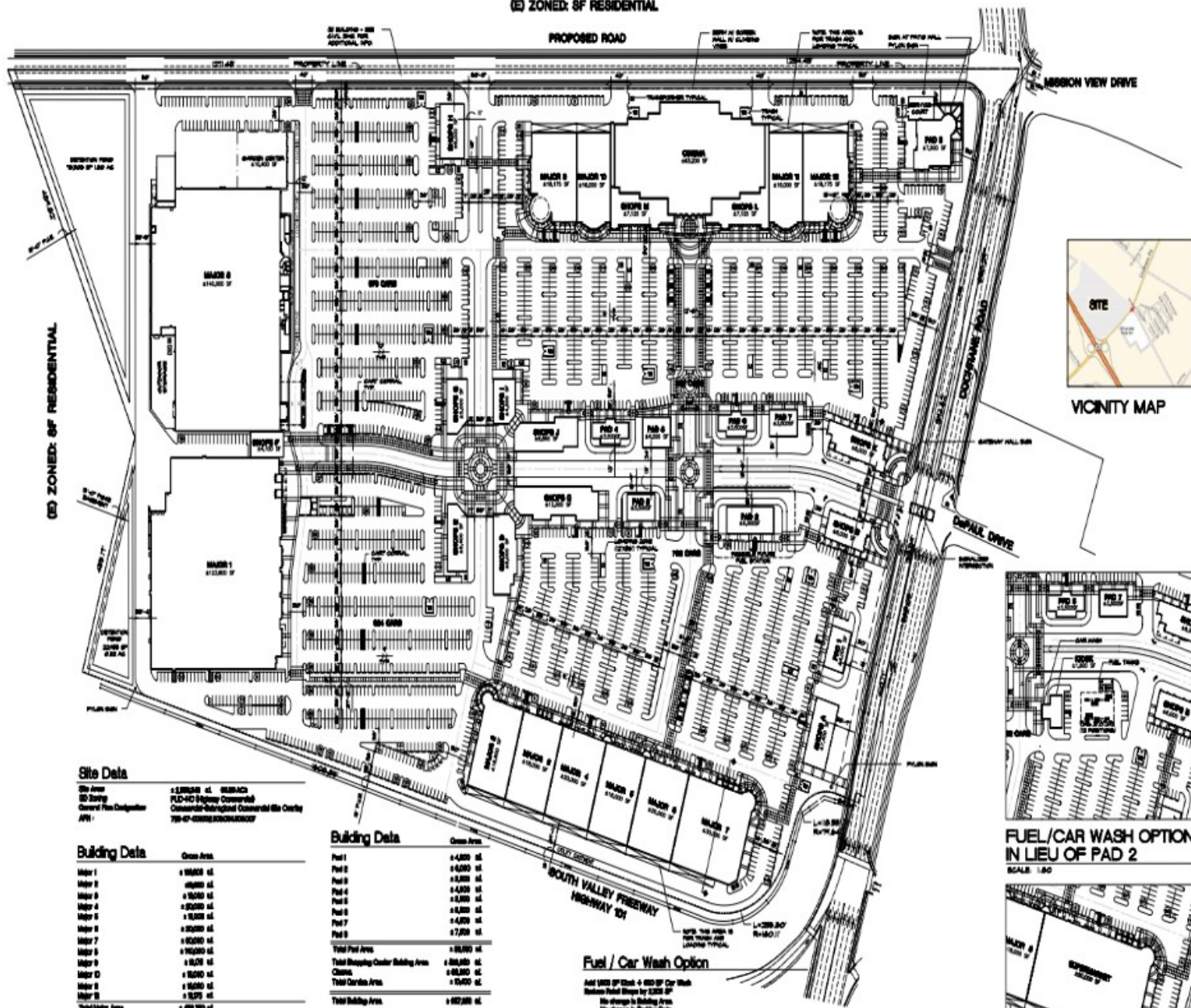
- Inspects projects to ensure they meet approved plans and building codes



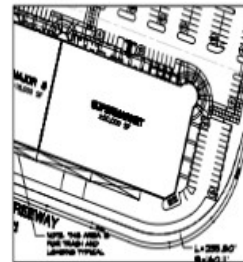
Morgan Hill Planning Challenges Past, Present, & Future

- Out of control residential growth
- Creating a beautiful and vibrant downtown
- Meeting State requirements for lower cost housing
 - New challenge! What types and where?
- High speed rail
 - New challenge: How to fix noise and road congestion?
- Large new projects (Target center phase 2)

(E) ZONED: SF RESIDENTIAL



FUEL / CAR WASH OPTION IN LIEU OF PAD 2
SCALE: 1:80



SUPERMARKET IN LIEU OF MAJOR 6 + 7
SCALE: 1:80

Site Data

Site Area: ± 1,100,000 sq. ft. (30.0 AC)
 PD-40 (Public Use) Commercial
 General Plan Designation: General Plan Designation
 APN: 799-07-00000-0000000000

Building Data

Building	Area (sq. ft.)
Major 1	± 1,000,000
Major 2	± 1,000,000
Major 3	± 1,000,000
Major 4	± 1,000,000
Major 5	± 1,000,000
Major 6	± 1,000,000
Major 7	± 1,000,000
Major 8	± 1,000,000
Major 9	± 1,000,000
Major 10	± 1,000,000
Major 11	± 1,000,000
Major 12	± 1,000,000
Major 13	± 1,000,000
Major 14	± 1,000,000
Major 15	± 1,000,000
Major 16	± 1,000,000
Major 17	± 1,000,000
Major 18	± 1,000,000
Major 19	± 1,000,000
Major 20	± 1,000,000
Major 21	± 1,000,000
Major 22	± 1,000,000
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Major 25	± 1,000,000
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Major 27	± 1,000,000
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Major 34	± 1,000,000
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Major 36	± 1,000,000
Major 37	± 1,000,000
Major 38	± 1,000,000
Major 39	± 1,000,000
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Major 41	± 1,000,000
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Major 50	± 1,000,000
Major 51	± 1,000,000
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Major 91	± 1,000,000
Major 92	± 1,000,000
Major 93	± 1,000,000
Major 94	± 1,000,000
Major 95	± 1,000,000
Major 96	± 1,000,000
Major 97	± 1,000,000
Major 98	± 1,000,000
Major 99	± 1,000,000
Major 100	± 1,000,000

Building Data

Building	Area (sq. ft.)
Pad 1	± 4,000
Pad 2	± 4,000
Pad 3	± 4,000
Pad 4	± 4,000
Pad 5	± 4,000
Pad 6	± 4,000
Pad 7	± 4,000
Pad 8	± 4,000
Pad 9	± 4,000
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Pad 11	± 4,000
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Pad 89	± 4,000
Pad 90	± 4,000
Pad 91	± 4,000
Pad 92	± 4,000
Pad 93	± 4,000
Pad 94	± 4,000
Pad 95	± 4,000
Pad 96	± 4,000
Pad 97	± 4,000
Pad 98	± 4,000
Pad 99	± 4,000
Pad 100	± 4,000

Parking Data (City Standard)

Shopping Center Parking Required: 84,000 sq. ft. / 100' ± 20% cars
 Office Parking Required: 8,400 sq. ft. / 10' ± 20% cars

Supermarket Alternative

Standard Parking: 84,000 sq. ft. / 100' ± 20% cars
 Compact Parking: 42,000 sq. ft. / 50' ± 20% cars
 Supermarket Parking Required: 84,000 sq. ft. / 100' ± 20% cars

Fuel / Car Wash Option

Add 1000 sq. ft. Wash + 600 sq. ft. Car Wash
 Reduce Pad 2 Area by 2,000 sq. ft.
 No change in Building Area
 No change in Parking Data

Parking Requirements (City Standard)

Shopping Center: 84,000 sq. ft. / 100' ± 20% cars
 Office: 8,400 sq. ft. / 10' ± 20% cars
 Supermarket: 84,000 sq. ft. / 100' ± 20% cars

Parking Standards (City Standard)

Standard Parking: 84,000 sq. ft. / 100' ± 20% cars
 Compact Parking: 42,000 sq. ft. / 50' ± 20% cars
 Auto Wash: 1000 sq. ft.
 ± 20% of Auto Wash sq. ft.

Lot Coverage Calculation

Item	Area (sq. ft.)	Area (AC)
Site Area	1,100,000	25.2
Building Area 1	1,000,000	22.9
Parking + Pad Area 1	100,000	2.3
Landscaping/Hardscape Area 1	100,000	2.3
Clear Area (Auto Wash)	1,000	0.02
Total	1,201,000	27.5



PROPOSED SITE PLAN
SCALE: 1" = 80'-0"

CRAIG + GRANT
 ARCHITECTS
 87 WARE AVENUE, SUITE 101
 DANVILLE, CALIFORNIA
 94519
 TELEPHONE: 925-825-7333
 FACSIMILE: 925-825-5448
 WWW.CRAIGANDGRANT.COM

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

PROPOSED SITE PLAN

SP1



SITE DESIGN CONCEPTS

- Mixed use project includes residential & commercial uses
- Walkways and bike paths provide access throughout site and connect project to surrounding community
- Parks create gateway into project
- Parks and amenity areas provided throughout residential site
- Reduced parking ratios proposed

PROJECT AMENITIES

1. Clubhouse, Rec hall & Exercise room
2. Swimming pool
3. Jacuzzi and Child wading pool
4. Tot-lot
5. Outdoor open space and Restroom area
6. Basketball court
7. Senior amenity area
8. Commercial building
9. Hotel restaurant patio
10. Gateway park

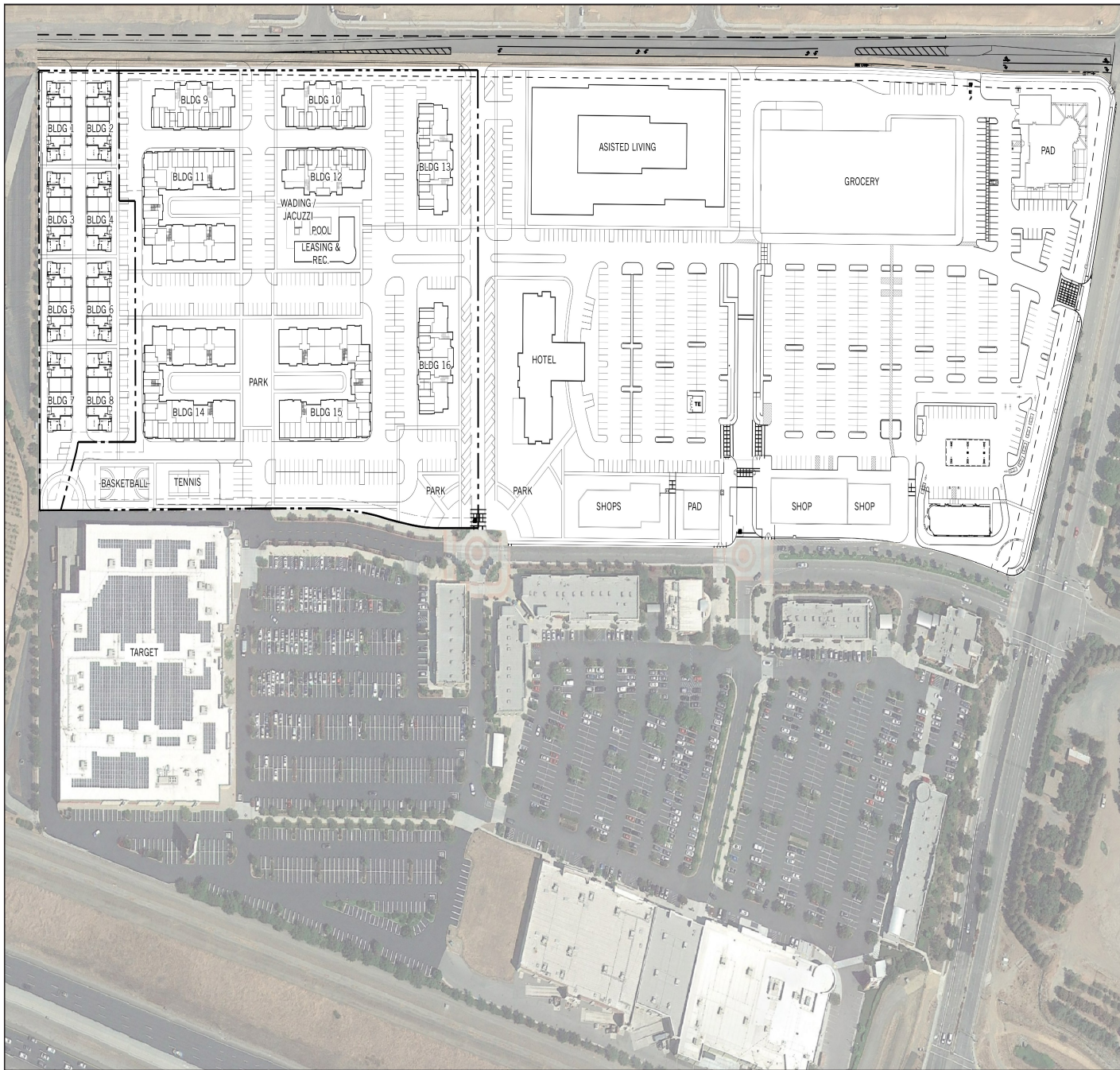
MISSION VIEW SITE - SITE PLAN

IN MORGAN HILL, CA

0 100 200 300 FEET



DAH LIN



SITE PLAN SUMMARY

- 3-Story walk up apartments
- 3-Story townhomes
- Pedestrian walkways link open spaces
- Leasing, rec. tennis court and amenity spaces located at project entry
- Basketball court buffers retail from residential development

PROJECT DATA

DEVELOPMENT SUMMARY

APARTMENT UNITS	238	83.2%
TOWNHOME UNITS	48	16.8%
TOTAL UNITS	286	100.0%
TOTAL SITE AREA	12.69 GROSS AC	
DENSITY	22.5 DU/AC	

TOTAL PROJECT PARKING REQUIRED	629
TOTAL PROJECT PARKING PROVIDED	629

APARTMENT SUMMARY

APARTMENT UNITS	238	100.0%
1-BED UNITS	113	47.5%
2-BED UNITS	119	50.0%
3-BED UNITS	6	2.5%
APARTMENT SITE AREA	10.36 GROSS AC	
APARTMENT DENSITY	23.0 DU/AC	

APARTMENT PARKING REQUIRED

RESIDENT UNIT TYPE	REQUIREMENT	SPACES
1-Bedroom	1.5 space/unit	170
2-Bedroom	2 space/unit	238
3-Bedroom	2.5 space/unit	15
SUBTOTAL		423
GUEST		
Guest	0.33 sp/unit	78.54
TOTAL APARTMENT PARKING REQUIRED		501
Accessible Stalls		12

APARTMENT PARKING PROVIDED

COVERED PARKING	SPACES
Garage	131
Carport	107
SUBTOTAL	238
UNCOVERED PARKING	
Surface	263
TOTAL APARTMENT PARKING PROVIDED	501

TOWNHOME SUMMARY

TOWNHOME UNITS	48	100.0%
2-BED UNITS	16	33.3%
3-BED UNITS	32	66.7%
TOWNHOME SITE AREA	2.33 GROSS AC	
TOWNHOME DENSITY	20.6 DU/AC	

TOWNHOME PARKING REQUIRED

RESIDENT UNIT TYPE	REQUIREMENT	SPACES
2-Bedroom	2 space/unit	32
3-Bedroom	2.5 space/unit	80
SUBTOTAL		112
GUEST		
Guest	0.33 sp/unit	15.84
TOTAL TOWNHOME PARKING REQUIRED		128
Accessible Stalls		3

TOWNHOME PARKING PROVIDED

COVERED PARKING	SPACES
Garage	96
SUBTOTAL	96
UNCOVERED PARKING	
Surface	32
TOTAL TOWNHOME PARKING PROVIDED	128

MISSION VIEW SITE - SITE PLAN OPTION 8

IN MORGAN HILL, CA

0 80 160 240 FEET

