



CITY OF MORGAN HILL

Development Services Center – Planning Division

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17575 Peak Avenue Morgan Hill CA 95037

## APPROVAL CERTIFICATE NO. 22-003

**APPLICATION NUMBER:** Design Permit SR2021-0018/EA2021-0016: Woodview – Pillars

**LOCATION:** 485 Woodview Avenue (APN: 726-33-005)

**SITE AREA:** 2.68-acres

**GENERAL PLAN:** Industrial

**ZONING:** Light Industrial (IL)

**DESCRIPTION:** A request for a design permit for exterior façade modifications to an existing industrial building. (Pillars WWJ Investments, LLC, Owner).

### **RECITALS**

1. On November 29, 2021, the Development Services Department received an application for a Design Permit approval for architectural enhancements to an existing industrial building. Pursuant to Municipal Code Section 18.108.040.C.8 (Design Permit), exterior changes to existing buildings, structures or other site improvements with visual prominence when viewed from the public right-of-way and/or private property.
2. The project was reviewed by the Design Review Committee on December 1, 2021 where comments were received from the various departments and agencies. The Design Review Committee deemed the project complete for processing and okayed the project for approval on December 15, 2021.
3. Comments received from the public and from the applicant, along with exhibits and drawings and other materials have been considered in the review process.
4. On February 8, 2022 the Development Services Department considered said application after a duly noticed 10-day public comment period;
5. Pursuant to the authority set forth pursuant to Section 18.108.040 (Design Permit) of the Morgan Hill Municipal Code, the Development Services Director hereby approves the project application subject to the conditions contained within this approval certificate.

## **FINDINGS**

### **SECTION 1. Design Permit Findings**

The following findings have been made in approving the Design Permit in accordance with Section 18.108.040 (J.) of the Morgan Hill Municipal Code:

1. The proposed project is consistent with the General Plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.

The development of the site for multi-family housing in conjunction with the realignment and completion of Sutter Road Extension is consistent with the General Plan Policies, development standards and design guidelines.

2. The proposed project complies with all applicable provisions of the zoning code and municipal code.

The proposal is consistent with all provisions in the Zoning Code and Municipal Code.

3. The proposed project substantially complies with all applicable design standards and guidelines contained in the design review handbook.

The project is consistent with the Design Review Handbook and the design criteria specified in the adopted Development Agreement for the project.

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The project is Categorically Exempt pursuant to Section 15301 for Existing Facilities. Minor façade changes to an existing facility such as paint and materials or minor additions are exempt and the proposed façade changes will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

5. The proposed project complies with all applicable Design Review Criteria in 18.108.040 (H.).

The new building façade proposal updates the current building architecture and meets the design criteria identified in 18.108.040 in that it is authentic in style, provides quality materials, and will complement the neighboring structures.

**SECTION 2.** The proposed project will not result in a violation of the requirements established by the Regional Water Quality Control Board.

**SECTION 3.** The approved project shall be subject to all conditions contained within Exhibit A, incorporated herein by reference.

**APPROVED THIS 8<sup>th</sup> DAY OF FEBRUARY, 2022.**

  
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**Jennifer Carman**  
**Development Services Director**

A F F I D A V I T

I,     Danielle Brassfield     hereby agree to accept and abide by the terms and conditions specified in this approval certificate.

    *Danielle Brassfield*    

    2/15/2022    

Date