CITY OF MORGAN HILL

RESIDENTIAL DEVELOPMENT DESIGN AND DEVELOPMENT STANDARDS

Adopted December 2019
Updated December 2020
Updated October 2022

These Standards implement requirements of Senate Bill (SB) 330 Housing Crisis Act of 2019 (Government Code Section 65589.5) and Senate Bill (SB) 35 Streamlined Approval Process (Government Code Section 65913.4) and shall remain in effect until SB 330 and SB 35 are rescinded or extended.

I. PURPOSE

The purpose of the Residential Development Design and Development Standards is to articulate project design requirements for all residential and mixed-use developments. These standards will be utilized to detail the review process by clearly stating the City of Morgan Hill's objectives for high quality, residential projects that are aesthetically pleasing, livable, sustainable, well-connected to neighborhood services. The City is required to compile one or more lists that specify in detail the information required from any applicant for a development project.

II. RELATIONSHIP TO THE ZONING CODE, GENERAL PLAN AND SPECIFIC PLANS

A. Zoning Code

The Residential Development Design and Development Standards are consistent with the City's Zoning Code. These standards are intended to complement the development standards within the Zoning Code but not replace standard zoning district requirements. The Residential Development Design and Development Standards shall apply to all residential development projects proposed in the City (unless exempt).

The intent of these Residential Development Design and Development Standards shall be met unless it can be demonstrated to the satisfaction of the decision-making body for the development project that meeting the intent of the Residential Development Design and Development Standards is physically infeasible or detrimental to the environmental quality of the project or surrounding area. The intent of these Residential Development Design and Development Standards shall be met unless otherwise noted. Where these Residential Development Design and Development Standards are silent or perceived to be silent, the Zoning Ordinance shall govern.

B. General Plan

The General Plan establishes land use designations, densities, and a wide variety of other policies related to future development. Where there is conflict between these Residential Development Design and Development Standards, the General Plan governs.

C. Specific Plan

The Downtown Specific Plan (DTSP) was developed for the Morgan Hill Downtown and provides greater detail about land use, development standards, and building design than exist in the General Plan, and serves as the zoning for the area. The Residential Development Design and Development Standards shall be the primary guiding document for review of residential projects within the DTSP area.

III. EXEMPTIONS

The Residential Development Design and Development Standards shall not apply to projects determined to be exempt from Design Review in accordance with Section 18.108.040.F (Exempt Projects).

IV. DEFINITIONS

A. **Rules of Measurement**. Refer to Chapter 18.12 of the Morgan Hill Municipal Code.

B. **Land Use Definitions.** Refer to Chapter 18.124 of the Morgan Hill Municipal Code.

C. **General Terms.** Refer to Chapter 18.28 of the Morgan Hill Municipal Code.

D. **Mixed-use Developments.** A mixed-use development shall consist of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

E. **100 Percent Affordable Project.** A project (rental and for-sale projects) that commits 100 percent of the units as deed restricted with an affordability structure resulting in units available to extremely low income (0-30% Area Median Income), very low income (30-50% Area Median Income), low income (51-80% Area Median Income) or moderate (81-120% Area Median Income) households.

F. **Agricultural Use**. Agricultural use is defined as the use of the land for agricultural purposes, including crops, or crop trees, including floriculture, horticulture, viticulture, crops grown within greenhouses or other buildings, vineyards, crop harvesting, raising of animals (including apiaries, aviaries, dairying, pasturage, and fish farms), and grazing, and including necessary accessory uses for packing, processing, treating or storing of produce, and consistent with the governing jurisdiction's pertaining land use regulations. Qualifying agricultural use activities are those uses defined in Section 18.152.030.E of the Morgan Hill Municipal Code.

G. **"Active" agricultural use.**

a. Crop lands temporarily fallowed or grazing lands temporarily unused through rotational grazing may be considered an agricultural use if it can be demonstrated such practice is a typical and appropriate agricultural management strategy. For a livestock production, land that is fenced and available for grazing will be considered as being an agricultural use, even though grazing may only occur on a seasonal basis. In all cases, commercial agriculture must be the primary use of the land; or,

b. The property has generated annual revenue from sales of agricultural commodities in 3 of the past 5 years.

V. DESIGN AND DEVELOPMENT STANDARDS

These Residential Development Design and Development Standards augment the standards in the City's Municipal Code and provide qualitative direction to meet the City's goal for high quality design of residential projects. Any deviation from these Residential Development Design and Development Standards or the letter of these standards is a deviation from the Zoning Ordinance and requires approval of a Minor Exception as specified in Section 18.108.070 (Minor Exceptions) of the Morgan Hill Municipal Code. The Planning Commission shall review and take action on all requested exceptions. Appeals of completeness reviews shall be processed pursuant to Morgan Hill Municipal Code Chapter 18.112.

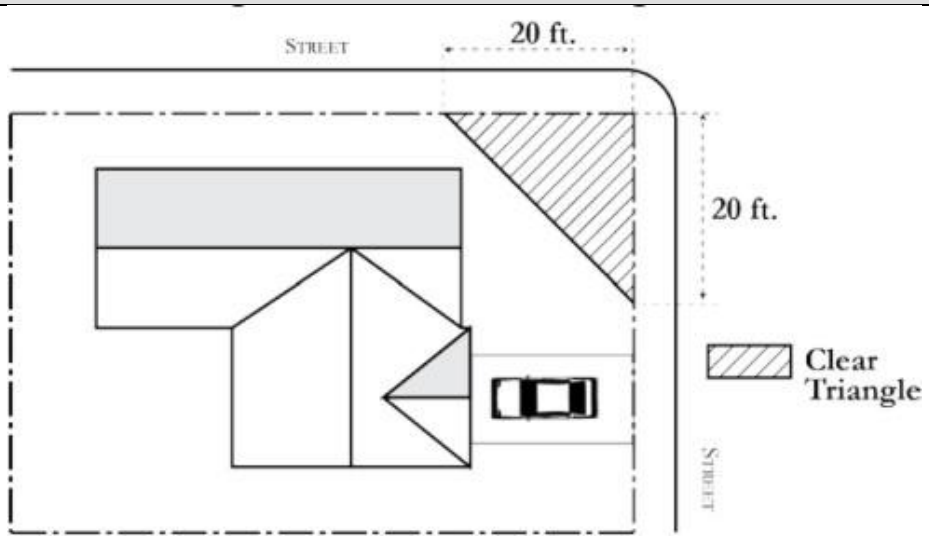
A. **Development Services Requirements**. For each item on the list, compliance shall be indicated in the last column with a "Y" for yes, or "N" for no. If an item on the list is not applicable to a proposed project, "N/A" shall be noted.

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS	
1. **Inclusionary Housing and Below Market Rate Program:** The project complies with Chapter 14.04 "Inclusionary Housing" which requires a specified percentage of inclusionary units, as described in detail below, in residential projects with two or more units to be made available at affordable rents or affordable sales prices. The inclusionary units shall be approved, and construction of the inclusionary units shall be completed not later than the times prescribed in Section 14.04.050 of the Morgan Hill Municipal Code, unless an alternative requirement is approved pursuant to Section 14.04.070 of the Morgan Hill Municipal Code. Projects with two or more units shall demonstrate compliance by providing the following:	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
• For-Sale Projects in Downtown Specific Plan (DTSP) area: Designate at least 10 percent of the dwelling units at affordable sales prices to moderate-income households. • For-Sale Projects Outside DTSP area: Designate at least 15 percent of the dwelling units at affordable sales prices to moderate-income households • Rental Projects in DTSP area: Designate at least 10 percent of the dwelling units at affordable rents by low-income and very low-income households. At least one-half of required units are to be offered to very low-income households • Rental Projects Outside the DTSP area: Designate at least 15 percent of the dwelling units at affordable rents by low-income and very low-income households. At least one-half of required units are to be offered to very low-income households The applicant shall provide the following details on the development plans and application: a. the number of inclusionary units; b. the number of market rate units, c. the level(s) of affordability of the inclusionary units; d. the specific location of each inclusionary unit, including building and unit numbers for multifamily housing projects; e. product type of all project units including inclusionary units; f. plan/model types of all project units including square footage, bedroom and bathroom count; and g. timing of construction of inclusionary units in relation to the construction of the market-rate units contained in the development. All inclusionary units shall be geographically and proportionally dispersed throughout the residential project as described in Section 14.04.040.F. No inclusionary unit shall be located adjacent to another inclusionary unit. In residential projects that will consist of more than one building, the inclusionary units shall be dispersed among all of the buildings that comprise the development. In residential projects that will consist of more than one product type, the inclusionary units shall be dispersed among the product types, proportionate in number among each of the product types that comprise the development. If proposing to satisfy the requirement by an alternative means of compliance, sufficient information and documentation are provided as required by Section 14.04.070.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
Proposal of in-lieu fee payment above 50% Inclusionary Housing requirement is subject to approval by City Council.	
2. **Accessory Dwelling Unit (ADU) Requirements**: If the project includes ADU's, the project shall comply with Chapter 18.84 Accessory Dwelling Units of the Morgan Hill Municipal Code.	
SITE PLANNING	
3. **Zoning Compliance:** Project complies with the applicable zoning district standards: a. Residential Estate Districts (RE-10, RE-2.5, RE-1). Refer to Table 18.16-2 of the Morgan Hill Municipal Code. b. Residential Detached Low and Medium Density Districts (RDL-20,000, RDL-12,000, RDM-9,000, RDM-7,000). Refer to Table 18.16-3 of the Morgan Hill Municipal Code. c. Residential Detached High Density District Development (RDH-4,500). Refer to Table 18.16-4 of the Morgan Hill Municipal Code. d. Residential Attached Low Density Districts (RAL-3,500, RAL-3,000) Refer to Table 18.18-2 of the Morgan Hill Municipal Code. ➢ Alternative Standards also available. Refer to Table 18.40-2. e. Residential Attached Medium Density (RAM). Refer to Table 18.18-3 of the Morgan Hill Municipal Code. ➢ Alternative Standards also available. Refer to Table 18.40-2. f. Residential Attached High Density (RAH). Refer to Table 18.18-3 of the Morgan Hill Municipal Code. g. For projects that include residential units within the Mix Use Neighborhood (MU-N) and Mixed Use Flex (MU-F) Districts, refer to Table 18.22-2 of the Morgan Hill Municipal Code. h. For project that include residential units within the Downtown Specific Plan refer to the development standards provided within the Downtown Specific Plan. i. Whenever a requirement of an overlay zone or combining district conflicts with a requirement of the underlying base zone, the overlay zone or combining district requirement shall control.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
4. **Phase I and Phase II Environmental Site Assessments (ESA)**: Applicants shall submit a Phase I ESA to evaluate the site for the presence of Recognized Environmental Conditions (RECs) related to the current or past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the subject property. When a Phase I ESA reveals evidence of RECs, a Phase II ESA shall be submitted.	
5. **Structures forty-five years in age or older**: Development projects involving structures or buildings at least forty-five years in age shall submit an evaluation of the structure prepared by a qualified consultant and shall use the California Register Criteria for Evaluation and the adopted Morgan Hill Historic Context Statement to determine significance.	
6. **Archeological Survey**: An archaeological survey for the site shall be prepared and submitted.	
7. **Orientation to an <u>existing</u> Street:** For residential buildings adjacent to a collector or arterial street, the primary entrance of homes (front door) is located along the street unless sound walls are installed (see "Sound Wall" section for requirements). **(GP Policy CNF-11.18 Orientation to the Street)**	
8. **Intersection Sight Distance/Clear Vision Triangle:** For projects located adjacent to pedestrian crossings or street intersections, a "Clear Vision Triangle" (see figure below) is provided to comply with the City's Municipal Code Section 18.92.080, Intersection Sight Distance. This triangular area ensures that drivers, bicyclists and pedestrians have clearer views of crossing traffic, which improves intersection safety for all parties. No structure, vehicle, object or landscaping over three feet in height may be placed within a clear vision triangle. Trees pruned at least eight feet above the established grade of the curb so as to provide clear view by motor vehicle drivers are permitted within a clear vision triangle. The areas subject to these standards are those portions of the Clear Vision Triangle areas located on private property outside the public right-of-way. Where the required front and side yards for a project measure less than 25 feet when combined, the distance of each of the two sides of the clear vision triangle along the property lines will be 15 feet.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
	
9. **Sound Walls**: Sound walls are discouraged. An Acoustical Analysis shall be provided to demonstrate need for noise impact mitigation. Site planning and design techniques shall be utilized to minimize the use of sound walls. Sound wall is allowed if required to meet noise standards and applicant has demonstrated that other forms of mitigation are not available as described herein. Application demonstrates that other forms of mitigation such as installation of earth berms; increasing the distance between the noise source and the receiver; intervening placement of non-sensitive structures such as parking lots, utility areas, and garages to shield noise sensitive areas; orientating buildings to shield outdoor spaces from the noise sources; and minimizing noise at its source are not available. If a sound wall is allowed, the maximum height of the sound wall shall be eight feet. Dimension shall be as determined in the acoustical analysis. Residential projects adjacent to the freeway shall meet the criteria as described in SSI-9.3 of the General Plan. The sound wall must be landscaped or vegetated for aesthetic purposes and to prevent graffiti and vandalism. **(GP Policy CNF-8.14, SSI-8.9, 9.2, 9.3, 9.4, 9.6, and 9.7)**	
10. **Agricultural Buffer:** If the project is located adjacent to an active agricultural use, an open space easement has been provided to buffer between the active agricultural use that are adjacent to the proposed project and new development. The size and configuration of the buffer is a minimum of 100 feet between the active agricultural use and the nearest new structure as measured from the property line. **(GP Policy NRE-4.9 Urban Encroachment)**	

<table>
<tr><th>DESIGN AND DEVELOPMENT STANDARD</th><th>PROJECT COMPLIES</th></tr>
<tr><td>
11. On-Site Recreational Amenities: The project has provided on-site recreational amenities to serve residents based on the following table:
(GP Policy CNF-11.10 Open Space)

<table>
<tr><th colspan="4">NUMBER OF AMENITIES REQUIRED FROM EACH TIER BASED ON PROJECT SIZE</th></tr>
<tr><th>Project Size</th><th>Tier 1</th><th>Tier 2</th><th>Tier 3</th></tr>
<tr><td>16 to 50 units</td><td>2</td><td>2</td><td></td></tr>
<tr><td>51-100 units</td><td>2</td><td>2</td><td>1</td></tr>
<tr><td>101-150 units</td><td>2</td><td>2</td><td>2</td></tr>
<tr><td>151+ units</td><td>2</td><td>3</td><td>3</td></tr>
<tr><td>201+ units</td><td>2</td><td>3</td><td>3</td></tr>
</table>

<u>Tier 1 amenities:</u>
• Shuffleboard
• Horseshoes
• Bowling green w/artificial turf
• Picnic/barbeque area
• Park benches
• Passive water features (e.g. fountain)
• Passive recreation area and/or gardens
• Tot Lot (small playground, typically designed for toddlers 2 and under)

<u>Tier 2 amenities:</u>
• Cabana or shade trellis area
• Two picnic/barbeque areas
• Clubhouse
• Volleyball court and/or Bocce ball court
• Outdoor racquetball/handball tilt-up wall
• Dog Park
• Sauna and/or Jacuzzi
• Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
• ½ court basketball (one hoop)
• Bridle paths
• Bocce ball
</td><td></td></tr>
</table>

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
• Artificial turf putting green • Exercise structure or complex (age-appropriate play equipment/minimum three activities; can be integrated in structure) <u>Tier 3 amenities:</u> • Softball field • Sports court and/or 2 1/2-court basketball courts (two hoops) • Restroom area • ½ scale soccer field • Exercise structure or complex (age-appropriate play equipment/minimum five activities; can be integrated in structure) • Jacuzzi and separate child wading pool • Tennis court • Recreation hall with exercise equipment and/or game equipment • Exercise room • Clubhouse w/ kitchen • Swimming pool	
12. **Water Conservation in Landscaping**: The project has provided landscape and irrigation plans demonstrating compliance with Morgan Hill Municipal Code Chapter 18.148 (Water Conservation in Landscaping). **(GP Policies NRE-6.6 and NRE-7.3)**	
13. **Landscaping Plan:** 13.1 The Project is required to provide detailed landscape plans in compliance with Section 18.64.040 (Landscape Plan required) of the Morgan Hill Municipal Code. 13.2 Landscape plans must demonstrate compliance with Section 18.64.060 (General landscape requirements) of the Morgan Hill Municipal Code. 13.3 Pursuant to Morgan Hill Municipal Code section 18.64.050: a. All required front and street side setback areas, excluding areas required for access to the property, shall be landscaped and maintained. b. Landscaping may consist of any combination of living plants, such as trees, shrubs and grass or related natural features, such as rock, stone, or mulch. Decorative hardscape featuring pervious materials is permitted within required landscaping areas.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
c. For projects with a proposed stormwater treatment facility(ies), the Landscaping Plan includes appropriate landscaping for all bioretention and other vegetated stormwater treatment facility(ies). For plant guidance, check the Central Coast Low Impact Development Initiative (LIDI) website at *https://www.centralcoastlidi.org/landscape.php.* For projects adjacent to streams, the Landscaping Plan shows the use of locally native plants for all landscaping and revegetation adjacent to a stream and within a riparian area to comply with the City's adopted Santa Clara Valley Water Resource Protection Collaborative's "Guidelines and Standards for Land Use Near Streams." A copy of the guidelines and standards can be found at *https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams*.	
14. **Wildland-Urban Interface Fire Area:** New developments and projects proposed within a locally adopted Wildland-Urban Interface Fire Area shall include a plan for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fires. The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management, evacuation routes, peak load water supply requirements, and minimum road widths, as those items relate to identified fire hazards and reviewed and approved by the Fire Marshal.	
15. **Trees:** The project shall submit an arborist report for the project site, when trees are present on or directly adjacent to the site. The project has identified all trees to be removed on the project landscape plan and/or grading plan, has proposed a two-to-one ratio of replacement trees, and has applied for the required Tree Removal Permit in accordance with Chapter 12.32 (Restrictions on Removal of Significant Trees) of the Morgan Hill Municipal Code. All replacement trees must comply with the City's Master Street Tree Plan adopted by City Council on March 6, 2019.	
16. **Useable Private and Common Open Space:** Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:	

<table>
<tr><th>DESIGN AND DEVELOPMENT STANDARD</th><th>PROJECT COMPLIES</th></tr>
<tr><td>
a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:
<table>
<tr><td></td><td colspan="4">Average Lot Area (square feet)</td></tr>
<tr><td></td><td>1,440-1920</td><td>1,920-2,999</td><td>3,000,4,356</td><td>4,357-6,999</td></tr>
<tr><td>Private Open Space</td><td>60 square feet per unit</td><td>150 square feet per unit</td><td>300 square feet per unit</td><td>350 square feet per unit</td></tr>
<tr><td>Common Open Space</td><td>140 square feet per unit</td><td>150 square feet per unit</td><td>175 square feet per unit</td><td>200 square feet per unit</td></tr>
</table>
b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)

c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.

d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.

Common open space shall be fully landscaped and accessible to all residents.

Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities.

(GP Policy CNF-11.29 Multi-Family Open Space)
</td><td></td></tr>
<tr><td>PARKING IMPROVEMENTS</td><td></td></tr>
<tr><td>17. Required On-site Parking Spaces: The project complies with the parking requirements specified in Section 18.72.030 of the Morgan Hill Municipal Code.</td><td></td></tr>
<tr><td>18. Parking Design and Development Standards: The project complies with the parking design and development standards specified in Section 18.72.060 of the Morgan Hill Municipal Code.</td><td></td></tr>
<tr><td>19. Parking Lot Layout: For multi-family projects, the parking for the project is dispersed throughout the project in smaller segmented parking areas, rather than the creation of a large parking lot. Parking is located interior to or at the back of the site where it is not visible to the street.</td><td></td></tr>
<tr><td>20. Bicycle Parking and Storage: All multi-family developments of five units or more are required to provided bicycle parking in compliance with Section 18.72.080 of the Morgan Hill Municipal Code.</td><td></td></tr>
</table>

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
a. **Short-Term Spaces:** Ten percent of required automobile spaces; minimum of 4 spaces required. Short-term bicycle parking shall be located within one hundred feet of the primary entrance of the structure or use it is intended to serve. b. **Long-Term Spaces:** One space per 5 units required. The following standards apply to long-term bicycle parking: 1. Location. Long-term bicycle parking shall be located on or within seven hundred fifty feet of the use that it is intended to serve. 2. Security. Long-term bicycle parking spaces shall be secured. Spaces are considered secured if they are: a. In a locked room or area enclosed by a fence with a locked gate; b. Within view or within one hundred feet of an attendant or security guard; c. In an area that is monitored by a security camera; or d. Visible from employee work areas. **All bicycle parking shall comply with the following:** a. **Parking Space Dimensions**. 1. Minimum dimensions of two feet by six feet shall be provided for each bicycle parking space. 2. An aisle of at least five feet shall be provided behind all bicycle parking to allow room for maneuvering. 3. 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features. 4. Four feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles. b. **Rack Design.** Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in an upright position. c. **Cover.** Required cover for bicycle parking spaces shall be permanent, designed to protect the bicycle from rainfall, and at least seven feet above the floor or ground.	
21. **Exterior Parking Lot Lighting:** For projects with more than six parking spaces, detailed lighting information is provided in compliance with Section 18.72.060.G of the Morgan Hill Municipal Code. Lights shall use cut-off shields and be downward directed.	
22. **Parking Area Landscaping**: Projects with six or more parking spaces must demonstrate compliance with the parking lot screening and parking lot landscaping requirements specified in Sections 18.72.060.I (Parking design) and 18.72.070 (Parking lot landscaping) of the Morgan Hill Municipal Code.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
23. **Pedestrian Access:** Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements specified in Section 18.72.060.H of the Morgan Hill Municipal Code.	
24. **Electric Vehicle Charging Stations:** Parking lots with more than twenty-five parking spaces shall incorporate electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code.	
ARCHITECTURAL DESIGN FEATURES	
25. **Front Porches:** 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet.	
26. **Balconies:** 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.	
27. **Fences:** All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.	
28. **360 Degree Architecture:** The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick, or other material enhancements. All facades (sides and rear) must have the level of detail, and materials incorporating at a minimum of two elements of the front façade. There shall be no blank walls. **(GP Policy CNF-11.16 360-Degree Design)**	
29. **Exterior Treatments and Materials:** At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.	
30. **Roof line Variation for three or more units:** Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
31. **Height and Project Massing:** Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. **(General Plan Policy CNF 11.22)**	
32. **Separate Structures-Attached Projects:** Large projects shall be divided into separate structures. The maximum number of units per structure is as follows: a. Single-family Attached: 7 units maximum per structure **(General Plan Policy CNF 11.22)** **100 percent affordable projects are exempt from this requirement**	
33. **Building Colors:** The project has provided a sample color palette of complimentary colors used in the surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors. a. The use of fluorescent or neon colors is prohibited.	
34. **Window Design:** The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project: a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim; b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or, c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.	
35. **Glazing**: Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.	
36. **Exterior Lighting and Illumination**: Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.	
37. **Equipment Screening:** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems**.** Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment.	
38. **Residential Parking Garages:** The project is designed to reduce the prominence of garage doors through one or more of the following strategies: a. Locate the garage door behind the front porch and/or living space, relative to the front lot line; b. Design the second floor to overhang beyond the garage door; c. Locate the garage to the side or rear of building rather than at the center; or d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two-story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of a three-car garage must be separated from the remaining garage front wall by at least two feet. **(GP Policy CNF-11.19 Parking and Driveways)**	
39. **Garage Door Design:** The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling,.	
40. **Driveway/Vehicle Pavement:** For detached single-family projects, paved areas and hard surface for vehicle access and parking does not occupy more than 50 percent of the front and street-side setback area.	
41. **Pavement Design:** The project has incorporated decorative, pervious paving into paved and landscaped areas by 10 percent to reduce the visual impact of paved surfaces. Decorative paving includes: brick, stamped colored concrete, stone blocks or pavers, interlocking colored pavers, grasscrete, and other comparable materials. Priority locations for decorative paving may include the following: a. The first 20 feet of the driveway closest to the street;	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
b. A four-foot wide pedestrian path along the length of the driveway, if no sidewalk is provided; c. Parking maneuvering areas; d. Parking aprons; and e. Parking areas or fire turnarounds that can also occasionally function as outdoor courtyards.	
42. **Multi-family Roof Form:** The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. **(GP Policy CNF-11.22 Minimized Mass and Scale)**	
43. **Massing for three story buildings or taller:** Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.	
44. **Distinct material changes for three story buildings or taller**: Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.	
45. **Trash Enclosure, Solid Waste and Recyclable Materials:** Demonstrate on the site plans the route of collection trucks and that the service locations provide adequate space to accommodate service needs for solid waste, organics and recycling to be picked up according to the standards set forth by Recology South Valley, including driveway and street widths, street weight standards, and turn around radius. See, www.recology.com/recology-south-valley. Driving surfaces must withstand 60,000 lbs. Additionally: 45.1 **Multifamily:** Detailed enclosure plans are required for multi-family, new construction, and alteration projects, and comply with the following: a. The exterior materials and colors of the enclosure walls shall match the building walls.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
b. Chain link fencing with or without wooden/plastic slats is prohibited. c. Roofs shall be painted with rust-inhibitive paint. d. Shall not obstruct on-site or off-site pedestrian or vehicle traffic movement. If project requires a consolidated solid waste plan, the project shall comply with the enclosure and development guidelines specified by Recology South Valley. All trash enclosure areas must meet the following structural or treatment control Best Management Practices (BMP) requirements (individual single-family residences are exempt from these requirements): a. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents. b. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash. c. Doors: Trash enclosure shall have door(s) which can be secured when closed. d. Grades: The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure. e. Drain Inlet: Within the enclosure, an area drain with an approved (Zurn) vandal proof drain shall be installed and shall be plumbed to the sanitary sewer system with grease trap. Grease trap shall be located within the trash enclosure footprint. 45.2 **Single Family Units or developments that will not use trash enclosures.** Designate solid/recycling/organics receptacle storage area.	

B. **Engineering-Land Development Requirements**

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
SITE PLANNING	
46. **Arterial Design and Landscaping**: Development adjacent to arterial streets is designed without fences or walls (unless required for sound mitigation as determined by an Acoustical Analysis) or landscape designed wall not exceeding three feet in height. **(GP Policy TR-3.20 Arterial Design and Landscaping)** Development adjacent to arterial streets with existing median without landscaping provides the required landscaping in the median. The median improvements will be subject to City reimbursement in the form of credits against the Traffic Impact Fees due from the project. The project shall be	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
reimbursed the actual consultant fees, review fees, permit fees, and construction costs of construction the median improvements. Refer to the City's Median Design Guidelines. **(GP Policy CNF-8.10 Public Landscaping)**	
47. **Street Improvements:** New public and private streets serving the project are designed to be consistent with the General Plan Transportation Element as well as the Street Standard Details in the City's Standard Details. The project installs and dedicates street improvements including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting.	
48. **Utility Location and Easement:** New utility transformers are installed underground unless precluded by physical limitations of the project site. Utility locations do not interfere with the viability of tree maturity, function of stormwater treatment facilities, or use of open space. A Public Service Easement (P.S.E.) with a minimum width of 10' is provided adjacent to all public rights-of-way for public and private utilities (including gas, electric, telephone and cable communications conduits or duct banks). When the development standards for any given zoning district conflict with the distance, the zoning standard shall govern. All public utilities for sewer, storm, or water within the project are within a public right-of-way. An exhibit illustrating the P.S.E. shall be provided.	
49. **Undergrounding Utilities:** All new utility distribution and service connections are placed underground. This standard does not apply to aerial power transmission lines. All existing overhead utilities adjacent to any site boundary, within the project site, or along any street frontage are placed underground in accordance with City standards and affected utility company guidelines.	
50. **Meter Location:** Water meters shall be located within City right-of-way or within a recorded Public Service Easement (P.S.E). Residential water meters provided in accordance with the following standards.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
a. Single Family Detached Dwellings: 1. Public Street Frontage – One public meter for each residence. 2. Private Street/Private Drive Frontage – Public master meter entering complex, plus private individual submeters for each residence. c. Water service laterals do not cross lots they do not serve. b. Single Family with Accessory Dwelling Unit: One public meter for the main residence, and either a separate public meter or a private submeter for the Accessory Dwelling Unit. c. Two Single Family Dwellings on one lot and Duplexes/Duets: One public meter for each residence. d. Single Family Attached Dwelling, with Individual Lots Associated with Each Dwelling (ex. Townhomes, etc.): 1. Public Street Frontage – One public meter for each unit. Separate public meter for irrigation system. Separate meter for each ancillary building. 2. Private Street/Private Drive Frontage – Public master meter entering complex. Separate public meter for irrigation system. Private individual submeters for each residence. Separate private meter for each ancillary building. e. Multi-Unit Condominium Buildings with Shared Use of Common Land: 1. Public Street Frontage – One public meter per building. Separate public meter for irrigation system. Separate private submeters for individual units. Separate meter for each ancillary building. 2. Private Street/Private Drive Frontage – Public master meter entering complex. Separate public meter for irrigation system. Individual private submeters for each building. Separate private meter for each ancillary building. f. Multi-Unit Apartment Building with Shared Use of Common Land: 1. Public Street Frontage – One public meter per building. Individual private submeters for each unit. Separate public meter for irrigation system. 2. Private Street/Private Drive Frontage – Public master meter entering complex. Separate public meter for irrigation system. Individual private submeters for each unit. Mixed residential and commercial uses have separate meters.	

<table>
<tr><th>DESIGN AND DEVELOPMENT STANDARD</th><th>PROJECT COMPLIES</th></tr>
<tr><td>Private submeters comply with the submeter requirements under the City's Municipal Code Section 13.04.130 and are in an accessible location.</td><td></td></tr>
<tr><td>51. Stream Channel and Riparian Setbacks: If the project is located adjacent to a Category 1 or Category 2 stream (as verified by a biologist, hydrologist or other qualified professional) and the required setbacks have been identified on the project plans.
(GP Policy NRE-5.6 Stream Channel Protection)

TABLE NRE-1 REQUIRED STREAM SETBACK DISTANCES
<table>
<tr><th rowspan="2">Slope</th><th colspan="2">Category 1 Streams (Water Present Year Round During Normal Rain Years)</th><th>Category 2 Streams (Water Present During the Wet Season Only During Normal Rain Years)</th></tr>
<tr><th>Inside Urban Service Area</th><th>Outside Urban</th><th>Inside/Outside Urban Service Area</th></tr>
<tr><td>0-30%</td><td>100 feet</td><td>150 feet</td><td rowspan="2">35 feet</td></tr>
<tr><td>>30%</td><td>150 feet</td><td>200 feet</td></tr>
</table>
All stream channels and riparian setbacks have been identified on the Site Development Plans. Documentation shall be provided by a biologist, hydrologist or other qualified professional identifying the Category of the waterbody and the required setbacks.

The project is also in substantial conformance with the adopted User's Manual of Guidelines and Standards for Land Use Near Streams (a Manual of Tools, Standards, and Procedures to Protect Streams and Streamside Resources in Santa Clara County). A copy of the manual can be viewed at https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams.</td><td></td></tr>
<tr><td>52. Landscaping-Parkway/Park Strip Design: A minimum 5-foot wide planted parkway (measured from face of curb) with irrigation system shall be provided between the street and sidewalk. Parkways shall be planted with street trees identified within the City of Morgan Hill Master Street Tree Plan. For parkways within a public right-of-way, the City Engineer or designee shall select the species from the applicable planting zone list of the Master Street Tree Plan.</td><td></td></tr>
<tr><td colspan="2">PEDESTRIAN, BICYCLE AND TRANSIT IMPROVEMENTS</td></tr>
</table>

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
53. **Projects abutting developed land:** The project aligns and connects streets intersecting the project boundary with all adjoining streets. **(GP Policy CNF-11.5 Outside Connections)**	
54. **Projects abutting undeveloped land:** The project extends streets to the adjoining undeveloped land to provide access to undeveloped land in the event of its future development. **(GP Policy CNF-11.5 Outside Connections)** The project has provided a public access easement in private streets for sidewalks, trails, greenways, and other pedestrian and bicycle facilities.	
55. **Off-street bicycle and pedestrian connections:** The project has provided off-street bicycle and pedestrian connections in accordance with the Bikeways, Trails, Parks and Recreation Master Plan, as well as General Plan Policy CNF-11.5 Outside Connections and General Plan Policy CNF-11.6 Open Space Connections. Connections must be established and maintained through a public access easement, dedication or other similar method to guarantee it remains accessible to the general public. Off-street bicycle and pedestrian accessways are at least 15 feet wide, have no horizontal obstructions, and have a minimum of 9 feet-6 inches high vertical clearance. If the off-street bicycle and pedestrian accessway remains in private ownership, recordation of a maintenance agreement is required prior to acceptance of the street improvements. All easements and dedications will be required as Conditions of Approval.	
56. **Complete Streets:** The project incorporates "Complete Street Design Elements" that meet the needs of multiple users, including motorists, bicyclists, pedestrians, transit users, and persons of different physical capabilities. **(GP Policy CNF-11.8 Multi-Modal Transportation System)** NOTE: These standards apply to projects with new public streets, new private streets and/or private drives and for projects required to perform major changes to existing public or private streets. <u>Complete Street Design Elements</u> a. Pedestrian infrastructure such as sidewalks; traditional and raised crosswalks; median crossing islands; Americans with Disabilities Act of 1990 compliant facilities including audible cues for people with low vision,	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
pushbuttons reachable by people in wheelchairs, and curb cuts; and curb extensions. b. Traffic calming measures to lower speeds of automobiles and define the edges of automobile travel lanes, including a road diet, center medians, traffic circles, narrow travel lanes, bulbouts, shorter curb corner radii, elimination of free-flow right-turn lanes, angled and face-out parking. c. Bicycle accommodations, such as protected or dedicated bicycle lanes, neighborhood greenways, wide paved shoulders, and bicycle parking. d. Green Streets, the natural systems approach (incorporates vegetation and/or permeable pavements) to enhance pedestrian safety, reduce stormwater flow and improve water quality. Green Streets are designed to capture rainwater at its source. The project identifies the applicable design standards and/or guidance from the following design guidance documents that are incorporated into the project's proposed Complete Street design elements: a. American Association of State Highway and Transportation Officials (AASHTO) – A Policy on Geometric Design of Highway and Streets, Guide for the Development of Bicycle Facilities, Guide for the Planning, Design, and Operation of Pedestrian Facilities; b. Public Right-of-Way Accessibility Guide (PROWAG); c. Manual on Uniform Traffic Control Devices (MUTCD); d. Americans with Disabilities Act Accessibility Guidelines (ADAAG); and e. National Association of City Transportation Officials (NACTO) – All Design Guides.	
57. **Valley Transportation Agency (VTA) Compliance and Review**: Project applicant has provided review letter from VTA that project has been reviewed for compliance with their standards and requirements. Project application will not be deemed complete until letter has been provided to the City. Transit improvements within the public right-of-way are subject to approval by the City Engineer or designee.	
58. **Bicycle and pedestrian improvements (Multi-family projects):** The project incorporates <u>two or more</u> enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage. **(GP Goals TR-8 and TR-9**)	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
59. **Internal pedestrian connections:** The project provides pedestrian connections from all entrances to common open space, recreation facilities, and other project amenities.	
60. **Continuous Sidewalks:** The project provides continuous sidewalks along both sides of the street frontage(s). **(GP Policy CNF-11.9 Continuous Sidewalks)** The project shall demonstrate compliance with Chapter 17.34 – Standards for Residential and Private Streets of the Morgan Hill Municipal Code by providing detached sidewalks and park strips, as required for primary residential streets, secondary residential streets and cul-de-sacs.	
MUNICIPAL INFRASTRUCTURE	
61. **Water Infrastructure:** The project provides local water distribution lines to serve the proposed project and designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details. Public water mains may not be designed outside the street right-of-way. All residential projects with 50 or more units are designed to have a dual feed (or "looping") system. Project shows conformance to the latest separation criteria in the California Waterworks Standards (California Code of Regulations (CCR), Title 22, Division 4, Chapter 16, Section 64572). All unused existing water services stubbed to the property are shown to be abandoned at the water main pursuant to city standards. Note: For corner parcels, where existing water services are stubbed to the property along both street frontages; the water services along the secondary street are utilized and the remaining unused existing water services are abandoned at the water main pursuant to city standards. The project proposes water infrastructure improvements consistent with the City's Design Standards and Standard Details, and the City's Water System Master Plan.	
62. **Wastewater infrastructure:** A sufficient wastewater collection system is provided to serve the proposed project and designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
All unused existing sewer laterals stubbed to the property shall be abandoned at the sewer main per city standards. Note: For corner parcels, where existing sewer laterals are stubbed to the property along both street frontages; the sewer lateral(s) along the secondary street shall be utilized and the remaining unused existing sewer lateral(s) shall be abandoned at the sewer main per city standards. The project proposes wastewater infrastructure improvements consistent with the City's Sewer System Master Plan. **(GP Policy NRE-8.4 Sewer Service for Future Development)**	
63. **Storm Drainage Infrastructure:** A sufficient storm drainage collection system is provided to serve the project and designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry a 100-year storm. Proposed on-site detention facilities are shown on the plans. • The minimum required volume for the on-site detention facility(ies) is designed to hold the 25-year, 24-hour design storm event with an additional 25% detention basin volume for freeboard. • The 25-year, 24-hour design storm event is 5.24" rainfall if the downstream conveyance is capable of conveying excess flow up to the 100-year, 24-hour of 6.50" rainfall design storm. The design storm is based on Table 3.4 "Hydrology and Hydraulics Design Criteria for Ponding Basins" of the City's 2018 Storm Drainage System Master Plan. If the project is in the Fisher Creek Hydrologic Drainage Basin, as shown on Figure 4.1 of the City's 2018 Storm Drainage System Master Plan or subsequent amendments, or if the project's on-site drainage system does not have a reasonable connection to the City's storm drain system: • The project provides an on-site retention facility(ies) with the minimum required volume for the on-site retention facility(ies) designed to hold the 100-year, 24-hour design storm event with an additional 25% retention volume for freeboard. • The 100-year, 24-hour design storm event is 6.50" rainfall design storm. The design storm is based on Table 3.4 "Hydrology and Hydraulics Design Criteria for Ponding Basins" of the City's 2018 Storm Drainage System Master Plan.	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
The detention or retention facility(ies) comply with Section 4.1600.2 through 4.1600.6 “Ponding Basins” of the City’s Storm Drain Design Standards. The project plans show the location of the proposed detention or retention facility(ies) and drainage report calculations and analyses demonstrating conformance with City Storm Drainage Design Criteria. **(GP Policies SSI-16.2 and SSI-16.3)** The project proposes storm drainage infrastructure improvements consistent with the City’s Storm Drainage Master Plan. The project has demonstrated compliance by providing a complete storm drainage study showing amount of run-off and existing and proposed drainage structure capacities, and shows the required on-site detention/retention facility(ies).	
Storm Water Infrastructure: If the project is creating and/or replacing 2,500 square feet or more of impervious surface, project complies with the California Regional Water Quality Control Board Central Coast Region (Region 3) Resolution No. R3-2013-0032 as described below and as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements, and any subsequent amendments thereto. A copy of the guidance manual can be obtained through the following link: *https://www.morganhill.ca.gov/DocumentCenter/View/12671/Storm-Water-Management-Guidance-Manual*. If the project is located within the San Francisco Bay Regional Board (Region 2) jurisdictional area, the project is required to comply with the Region 3 requirements. Submittal of a Geotechnical Report /Soils Assessment is required to determine if the stormwater system proposed will meet the permit requirements. For a project proposing underground infiltration systems (such as pre-manufactured vaults and modular structures), the project must include: i. Statement of whether the site is suitable for the proposed underground infiltration system; ii. Site-specific soil infiltration rates for each area of the site at the depths (i.e., at the base of the facility) where the underground infiltration systems are proposed; iii. Field boring/test pit logs; iv. Information about any surface or subsurface soil contamination at the site;	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
v. Identification of seasonally high depth to groundwater table surface elevation; and vi. Identification of potential impacts to nearby structural foundations Surface-based Structural Control Measures (SCMs), meaning infiltration facilities that allow runoff to be filtered through surface or imported soils (indirect infiltration method), such as bioretention areas, are required. A combination of indirect and direct infiltration systems is only allowed if proven necessary to increase detention and/or retention when other measures are insufficient (PCRs Section B.4.d.v), but underground infiltration systems are not allowed as the sole treatment method. A pretreatment system for the underground infiltration facility is required in order to reduce the sediment load entering the facility and to maintain the infiltration rate of the facility. Harvesting and use, infiltration, and evapotranspiration SCMs are preferred treatment methods (PCRs Section B.3.b.i). Specifically, the use of underground infiltration facilities in areas with high groundwater table or very low infiltration rates are prohibited, and infiltration testing and reporting and/or test pits to improve accuracy of infiltration rates at project sites are required. The project demonstrates compliance by providing a Stormwater Runoff Management Plan/Report, Stormwater Control Plan sheet, and all applicable stormwater performance certifications pursuant to the Stormwater Management Guidance Manual. For a project proposing underground infiltration systems, the project has demonstrated compliance with the following design criteria: a. Minimum soil infiltration rate: 1.0 inch per hour after applying a safety factor of 2, as initially determined from field-measured soil infiltration test. If the site-specific soil infiltration rate is less than 1.0 inch per hour after applying a safety factor of 2, a hydraulic modeling and calculation was provided showing the drawdown time for the system is no longer than 48 hours; b. Contributing drainage area to the underground infiltration system is less than 5 acres (217,800 sq. ft.); c. Meets the Santa Clara Valley Water District's Guidelines for Stormwater Infiltration Devices *(see page 25 of the Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements)* that include the following*:* • Required horizontal setbacks from drinking water wells, septic systems, underground storage tanks and known contamination sites;	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
• Required vertical separation from seasonally high groundwater; and • If applicable, provides pretreatment prior to infiltration. d. Minimum 10' horizontal distance from a building or structural foundation unless a wider distance is recommended by the project's Geotechnical/Soils Engineer; e. Minimum 10' horizontal distance to any adjacent property line; f. Minimum distance from slopes greater than 15% as recommended by the project's Geotechnical/Soils Engineer; and g. Proposed underground infiltration system will not produce infiltrating water that contains a pollutant that will be discharged to a nearby waterway/surface water impaired for that pollutant. If the project is proposing pervious pavement as part of the stormwater design, the following are included in the submittal: a. Cross-section of the pervious pavement b. Proposed manufacturer design data for the pervious pavement c. Review letter, signed and stamped by the project's Geotechnical Engineer, approving the pervious pavement section if pervious pavement is proposed in areas subject to vehicular traffic, fire trucks, and waste management equipment. Pervious pavements are not allowed within a Public Service Easement (P.S.E.). **(GP Policies SSI-16.2 and SSI-16.3)**	
65. **Floodplain Development:** If the project is located within an area identified as Special Flood Hazard Areas or Floodway areas as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), the project is subject to the floodplain management regulations specified in Chapter 15.80 (Flood Damage Prevention) of the Morgan Hill Municipal Code. a. Project applicant shall submit flood study for review to the Valley Water District (the "District) and the District has provided written verification that project has been reviewed for compliance with their standards and requirements. Project application will not be deemed complete until written verification has been provided to the City. b. The project has provided the required development review information for Floodplain Administrator review: Plans drawn to scale, showing:	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
a. Location, dimensions, and elevation of the area in question, existing or proposed structures, storage of materials and equipment and their location; b. Proposed locations of water supply, sanitary sewer, and other utilities; c. Grading information showing existing and proposed contours, any proposed fill, and drainage facilities; d. Location of the regulatory floodway when applicable; e. Base flood elevation information as specified in Section 15.80.070 or Section 15.80.140.C of the Morgan Hill Municipal Code; f. Proposed elevation, based on North American Vertical Datum of 1988 (NAVD88), of the lowest floor (including basement) of all structures; and g. Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development. **(GP Policies SSI-5.1, 5.2, 5.3, 5.6, 5.7 and 5.8)** A flood study and supporting flood modeling is submitted to the City, and separately to Santa Clara Valley Water District ("Valley Water") for review if the project involves any of the following: a. Proposing the placement of fill; or b. Proposing a design base flood elevation for a site that is located in a Special Flood Hazard Area without a base flood elevation; or c. Located on a site adjacent to a creek or waterway where a flood study is required by Valley Water. Project application will not be deemed complete until Valley Water has provided a written verification that the project has been reviewed for compliance with Valley Water's standards and requirements and the project has paid Valley Water's review fee. Project is also required to file the appropriate conditional FEMA Letter of Map Revision (CLOMR or CLOMR-F), as required by the results of the flood study, to FEMA and obtain FEMA's response prior to approval of the Planning application. The final letter of Map Revision (LOMR or LOMR-F) will be required at building permit stage. If the project site is adjacent to a stream, creek or waterway, the project also shows that it is in substantial conformance with the adopted User's Manual of Guidelines and Standards for Land Use Near Streams (a Manual of Tools, Standards, and Procedures to Protect Streams and Streamside Resources in Santa Clara County). A copy of the manual can be viewed at *https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-*	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
standards-for-land-use-near-streams. The project applicant submits a written statement on how the project has conformed to the following streamside activity types that are applicable to the project: I. Riparian Corridor Protection II. Bank Stability/Streambed Conditions III. Encroachments between the Top of Bank IV. Erosion Prevention and Repair V. Grading VI. Outfalls, Pump Stations and Site Drainage VII. Channelization VIII. Utility Encroachments IX. Trail Construction X. Septic Systems XI. Trash Control and Removal XII. Protection of Water Quality XIII. Groundwater Protection XIV. Flood Protection The Floodplain Administrator has reviewed the required development review information and has determined that the project complies with Chapter 15.80 of the Morgan Hill Municipal Code and the Guidelines and Standards for Land Use Near Streams.	
66. **Broadband Connectivity:** The project provides the following broadband connectivity to the project: a. Broadband conduit installed in the public right-of-way(s) to serve the project. The project is required to comply with the City's Broadband Standards for conduits installed in the public right-of-way(s) fronting the project site. A copy of the standards can be viewed from the City's Planning webpage. b. Broadband conduit from the public right-of-way to each home or occupied building in the project. c. Pre-install indoor conduit, wiring and other necessary infrastructure so that broadband service may be provided to each unit. **(GP Action Items SSI-18.A and SSI-18.B)**	

C. BUILDING DIVISON REQUIREMENTS

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
BUILDING DIVISION REVIEW	
67. **Building Code Analysis**: A preliminary Building Code analysis to show in compliance with building area, height, occupancy classification, and type of construction.	
68. **Fire Separation:** Show the location of building with fire separation distance from property lines and between buildings as applicable.	
69. **Accessible path of travel:** Delineate the accessible path of travel from public sidewalk, accessible parking/electric vehicle spaces, common areas to building entrances.	
70. **Building it Green (BIG) and LEED Checklists**: Build it Green (BIG) or LEED checklist (https://www.builditgreen.org/, https://www.usgbc.org/) in compliance with the sustainable building regulations specified in Chapter 15.65 of the Morgan Hill Municipal Code.	
71. **Gas Infrastructure Prohibited**: Acknowledgement of no natural gas infrastructure in newly constructed buildings as specified in Chapter 15.63 of the Morgan Hill Municipal Code.	
72. **Acoustical Analysis**: Provide an acoustical analysis report with the plans showing interior and exterior noise mitigations in compliance with the MHMC Section 18.76.090, California Building Code and CAL Green Code.	

D. FIRE DEPARTMENT REQUIREMENTS

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
FIRE INFRASTRUCTURE REVIEW	
73. **Installation of Fire Service Underground Piping, FDC's and Fire Hydrants**. Demonstrate compliance with Specification No. 11-O, 11-P, and 11-Q of MH City Standards. https://www.morganhill.ca.gov/DocumentCenter/View/10668/Fire-Details-and-Specs?bidId=	
74. **Fire Apparatus (Ladder Truck) Access Roads Required.** Provide access as specified in Specification No. 11-B of MH City Standards. https://www.morganhill.ca.gov/DocumentCenter/View/10668/Fire-Details-and-Specs?bidId=	

DESIGN AND DEVELOPMENT STANDARD	PROJECT COMPLIES
75. **Fire Department (Engine) Driveways, Turn-around and Turn Outs Required.** Demonstrate compliance with City of Morgan Hill Standard Details and Specifications 11-E. https://www.morganhill.ca.gov/DocumentCenter/View/10668/Fire-Details-and-Specs?bidId=	
76. **Design and Installation of Fire Sprinkler Systems In Multi-Unit Residential Buildings**. Demonstrate compliance with City of Morgan Hill Standard Details and Specification No. 11-Q https://www.morganhill.ca.gov/DocumentCenter/View/10668/Fire-Details-and-Specs?bidId=	

VI. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Morgan Hill must conduct environmental analysis before a project is approved. An environmental analysis shall be completed and considered by the appropriate decision-making body prior to granting of any entitlements, including but not limited to a Tentative Map, Design Review Permit, or a building or grading permit.

VII. MUNICIPAL CODE COMPLIANCE

All projects must comply with the City Municipal Code including but not limited to:
- Morgan Hill Municipal Code Title 15 and the California Building Code
- Morgan Hill Municipal Code Title 15 and the California Fire Code