



17575 Peak Avenue Morgan Hill CA 95037

## APPROVAL CERTIFICATE NO. 20-009

**PROJECT:** Administrative Design Review Permit SR2018-0025: Llagas – Stralata

**PROJECT DESCRIPTION/LOCATION:** A Design Review permit for the construction of four single-family homes on minimum one-acre lots located at 1110 Llagas Avenue (APN: 773-32-013)

### RECITALS

1. On January 10, 2017, the Planning Commission adopted Resolution No. 17-01, awarding the project three Fiscal Year 2018/2019 three building allotments.
2. On September 25, 2018 the Planning Commission Approved a Residential Development Agreement (DA2017-0008) which incorporates the awarded RDCS allotments and memorializes the RDCS public benefit commitments for three of the allotments.
3. On December 14, 2018 the Development Services Department received an application for Design Permit approval for four single-family residential units on four one-acre minimum lots with public access roads off of Sabini Court. Pursuant to Municipal Code Section 18.108.040.C.1 (Design Permit), projects with three or more residential units must receive Design Permit approval prior to development.
4. The project was reviewed by the Design Review Committee in January of 2019 and comments were received from the various departments and agencies. The application was deemed complete for processing on June 8, 2020.
5. Comments received from the public and from the applicant, along with exhibits and drawings and other materials have been considered in the review process.
6. On June 16, 2020 the Development Services Department considered said application after a duly noticed 10-day public comment period; no public comment was received.
7. 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 single-family housing on one-acre lots 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).

An initial study was completed, and a mitigated negative declaration prepared in accordance with Section 21157.5 of the California Environmental Quality Act (CEQA). Although the project, as proposed, could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures will be included as part of the approval of the project.

5. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The project Mitigation Negative Declaration determined that with the adoption of a MMRP, the proposed development would not have a detrimental impact on public health, safety, or welfare or be material injurious to the properties or improvements in the vicinity. The project is in compliance with the adopted MMRP.

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

The project has been designed to be compatible with the neighborhood and supports a walkable/pedestrian environment. The massing and scale of the buildings complement the neighboring structures.

7. The project complies with the adopted Development Agreement.

The project has been designed to comply with all commitments within the Development Agreement.

**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 16<sup>th</sup> DAY OF JUNE, 2020.

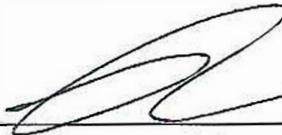


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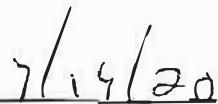
Jennifer Carman  
Development Services Director

**AFFIDAVIT**

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



(Applicant Signature)



Date