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February 16, 2021

TC Morgan Hill Venture, LLC
Attn: Don Little
415 Mission Street, 45th Floor
San Francisco, CA 94105

(sent via e-mail: DLittle@trammellcrow.com)

Subject: Application SR2020-0029, SR2020-0030, SR2020-0031, SR2020-0032, SR2020-0033 & SD2020-0011: De Paul – TC Morgan Hill Venture (Redwood Tech at 101) (APNs: 728-30-006 and -009)

Don Little:

On February 2, 2021, the City of Morgan Hill Planning Division received your resubmittal for a Design Review and Vesting Tentative Map application (File No. SR2020-0029, SR2020-0030, SR2020-0031, SR2020-0032, SR2020-0033 & SD2020-0011), filed by TC Morgan Hill Venture, LLC, requesting Design Review for five buildings consisting of Building A – 138,698 sq ft, Building B – 92,841 sq ft, Building C 122,101 sq ft, Building D – 73,668 sq ft, and Building E – 74,006 sq ft, and a Vesting Tentative Map application to subdivide the 28.96± acre project site into four parcels consisting of: Parcel A – 6.89± acres, Parcel B – 4.18± acres, Parcel C – 9.00± acres, and Parcel D – 9.16± acres.

Your resubmittal application has undergone review for completeness and an initial review for consistency with City of Morgan Hill policies and regulations. The purpose of this letter and comments from other departments/divisions is to provide you with information as early as possible so you can appropriately respond to the issues identified below and in the attached documents. While we continue to work on your application, your timely response will help expedite the process.

I anticipate additional comments will be provided at a later date if the City receives additional information or revised plans.

Completeness of Application

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 of Title 7), your application is complete. However, the following issues must be addressed prior to the City scheduling the above project for a public hearing.

Project Plans

The following items are required to be revised prior to the City scheduling the above project for a public hearing:

Site Plans

1. Sheet O-A0.1, within the Project Data table, lists Building B with a building coverage of 51.4% compared to the proposed lot size and incorrectly lists the Maximum Building Coverage allowed as 60%. The property is zone IL (Light Industrial); Table 18.26-2 of the Municipal Code states the maximum building coverage for the IL zone is 50% and the maximum floor area ratio is 0.6. Revise the plans to show a maximum building coverage of 50%.
2. Sheet O-A0.1, within the Project Data table, the parking calculations are incorrect. Revise per the following:
 - a. BLDG.D, Auto Parking Required total calculation incorrectly states 161 parking stalls, the total needs to be revised to 160 parking stalls.
 - b. The grand total for Auto Parking Required for Office incorrectly states 212 stalls; the grand total needs to be revised to 211 stalls.
 - c. The grand total for Auto Parking Required for Manufacturing incorrectly states 412 stalls; the grand total needs to be revised to 411 stalls.
 - d. The grand total for all Auto Parking Required incorrectly states 855 stalls; the grand total needs to be revised to 854 stalls.
3. Sheet X-A4.2 does not provide a detail for the Roof of the Trash Enclosure. Submit plans indicating roof details (including elevations, materials and colors) for the trash enclosure.

The following items may be revised prior to the City scheduling the above project for a public hearing or the City shall condition these items prior to approval:

Landscaping

1. Per the City's Design Review Handbook, the following conditions will apply to the proposed project:
 - a. Trash enclosures are required to be separated from adjacent parking stalls with a minimum 3' wide planter and a 12" wide paved surface behind the curb (consistent with planter island standards). This will ensure adequate space is available for passengers to access their vehicle.
 - b. Trash/recycling enclosures are required to be screened with landscape materials.

Lighting

1. The Photometric plans depict parking area lighting overlapping with landscaping (in particular, trees), which will block and reduce the effectiveness and purpose of the lighting. The proposed project will be conditioned to eliminate this inconsistency.

Additional Notes

Renderings

1. The proposed renderings, although not required, do not resemble the revised Site, Landscape or Civil plans. “Perspective from 101 freeway 1” shows an approximately 5-foot wall on proposed building D; in addition, the proposed berm and landscaping is not reflected. If revised renderings are provided, “Perspective from 101 freeway 1” and “Perspective from depaul drive 1” should be revised depicting the proposed berm and landscaping. Perspectives from a birds-eye view is not needed.

Landscaping

1. The City has a concern regarding the Coast Redwoods being utilized along the perimeter of the site due to the proposed layout of the berms and bio-swales. The City suggests the Landscape Architect evaluate the amount of space needed for Coast Redwoods to determine if the Coast Redwood will be successful. The Landscape Architect may want to evaluate other types of redwoods, such as the Dawn Redwood, or other trees which may need less space to thrive.

Environmental Clearance

Your application is consistent with the existing zoning and General Plan designation of the site. In addition, Environmental Review is not required for Design Review or Tentative Parcel Map applications; therefore, Environmental Review is not required for the resubmitted project.

Comments from Other Departments/Divisions and Agencies

Preliminary Comments. Attached are memos from the Building Division and Engineering Division of the Development Services Department. These comments/conditions are preliminary and intended to notify you about potential requirements for development, as well as, identifies corrections needed prior to scheduling your project for a public hearing. Concerns about any of these comments/conditions should be brought to my attention so that I can coordinate with appropriate staff on your behalf.

Additional comments may be provided with subsequent resubmittal(s).

Schedule

The decision to approve or deny this proposal will ultimately occur at a Planning Commission Hearing.

When you submit revised plans/information, in order to facilitate the review process, please include a cover letter listing and describing the contents of your resubmittal and corrections. All documents should be labeled with the project file number (SR2020-0029, SR2020-0030, SR2020-0031, SR2020-0032, SR2020-0033 & SD2020-0011: De Paul – TC Morgan Hill Venture (Redwood Tech at 101)).

If you have any questions regarding the information contained in this letter, or want to schedule a follow-up meeting to discuss the proposed project, please feel free to contact me by email at

**File No. SR2020-0029, SR2020-0030, SR2020-0031, SR2020-0032, SR2020-0033 & SD2020-0011: De Paul
– TC Morgan Hill Venture (Redwood Tech at 101)**

Adam.Paszkowski@MorganHill.ca.gov or at my direct line: (408) 310-4635. We look forward to working with you on this project.

Sincerely,

Adam Paszkowski, CPD
Principal Planner

Attachments:

- Building Division Comments
- Engineering Division Comments

Copy to: Tom Jodry, via e-mail TJodry@trammellcrow.com
Will Parker, via e-mail WParker2@trammellcrow.com
Jun Lee, via e-mail jun@hparchs.com



Community Development Agency
Building & Fire Prevention
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PLAN REVIEW COMMENTS

DATE: ~~12/22/20~~ 2/11/21

PERMIT#: SD2020-0011, SR2020-0029 thru 0033

ADDRESS: Redwood Tech

The following items require a resubmittal:

1. ~~The required EV charging station shall be accessible as required by California Building Code 11B-228.3. Identify location and show compliance on the plans.~~
2. Trash enclosures shall be connected to an accessible route.
The plan sheets identified in the response letter does not correspond with the sheets provided. The sheets in this submittal does not clearly identify the accessible route to the trash enclosures.
3. Trash Enclosure shall have a **solid** noncombustible roof structure to prevent storm water from entering the sanitary sewer system. See Pretreatment requirements regarding the required connection to sanitary sewer.
The trash enclosure is required to have a solid roof to prevent storm water from entering the sanitary sewer system. The open trellis style roof does not prevent rainwater from entering the sanitary sewer system.
4. All Building entrances shall be on an accessible route CBC 11B-206.4. Each building has multiple doors that are not connected to the accessible route. These doors are also opening into a landscape area. CBC 1028.5 requires the exit discharge shall be provide a direct and unobstructed access to a public way. Landscaping creates an obstruction.
The plan sheets identified in the response letter does not correspond with the sheets provided. All building entrances and required accessible means of egress shall be connected to the accessible route. A path from the door to a curb does not provide an accessible route to the public way. Identify all building entrances and accessible means of egress exits and the path to the public way.

The following items need to be incorporated into the design and will be verified at Building Permit application plan review:

1. Project shall be designed to comply with the 2019 California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15.
2. Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:
 - MHMC 15.65 Sustainable Building Regulations.
https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodetid=TIT15B_UCO_CH15.65SUBURE
 - MHMC 18.72.040 C. Electric Vehicle Charging.
 1. When Required. Electric vehicle charging stations shall be provided:
 - a. For new structures or uses required to provide at least twenty-five parking spaces; and
 - b. Additions or remodels that increase an existing parking lot of fifty or more spaces by ten percent or more.
 2. Number of Charging Stations. The number of required charging stations shall be as follows:
 - a. Twenty-five to forty-nine parking spaces: One charging station.
 - b. Fifty to one hundred parking spaces: Two charging stations, plus one for each additional fifty parking spaces.

- MHMC 15.40 Building Security
https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.40BUSE
- MHMC 15.38 Wage Theft Preventions
https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.38WATHPR
- MHMC 18.148 Water Conservation
https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIIDECO_CH18.148WACO
- MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings
https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.38WATHPR



CITY OF MORGAN HILL
DEVELOPMENT SERVICES DEPARTMENT – ENGINEERING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

Date: February 16, 2021
To: Adam Paszkowski, Planning Division
From: Maria Angeles & Lynette Kong, Land Development Engineering
Subject: SD2020-0011 and SR2020-0029 thru -0033
De Paul - TC Morgan Hill Venture (Redwood Tech at 101)
Second Review

COMMENTS

A. General:

1. Label the City limits at Half Road on the civil plans, including the Vesting Tentative Map Plans.
2. The Project Description prepared for this project will need to be updated to reflect the required street and utility improvements.

B. Grading & Drainage: The following comments were provided during first review but were not addressed on the revised plans. Revise Sheet C2.2 per these comments:

1. *Provide the size of the SD pipe located near Buildings A & D.*
2. *Add the elevation of the SDJB located along the drive aisle shared by Buildings D & E.*

C. Stormwater: Stormwater and related grading review is not complete. **Additional stormwater comments to follow.**

1. The following comment was provided during first review but was not addressed. Revise plans per this comment: *“On all the cross-sections on Sheets C3.1 & C3.2 that show a bio-retention planter, note that the bioretention planting is specified on the Landscape Plans.”*
2. Revise the Trash Enclosure Plan on the Architectural plans (Detail 1 on Sheet X-A4.2) to comply with the following trash enclosure requirement: The pad for the trash enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure.

D. Street Improvements:

1. Revise the plans to show a straight road alignment (no meanders) along the length of De Paul Drive from Cochrane Road to Half Road. Revise cross-sections accordingly.
2. The project shall construct De Paul Drive to comply with the City’s half street (2/3 street) standards. The project is required to show a minimum 46’ right-of-way width with a minimum 36’ pavement width from face of curb along the unimproved section of De Paul

Drive to the new cul-de-sac next to Half Road. Revise the Interim De Paul Drive sections on Sheet C6.5 to show a minimum of 10' of pavement east of the street centerline.

3. The project (not the City) will need to work with the adjacent Crosswinds residential development to obtain the necessary roadway easement and temporary construction easement should the project need the additional right-of-way from Crosswinds to construct De Paul Drive to City standards.
 4. North of the project site, along the west side of De Paul Drive where no new sidewalk is proposed, the City can reimburse the developer for construction of new sidewalk to provide a continuous pedestrian connection from the project site to Cochrane Road.
 5. On Sheet 6.4 (Preliminary Street Improvements – Half Road), extend the new sidewalk along the project's Half Road frontage westerly up to the Madrone Channel/Trail entrance. The design of the sidewalk and compliance with Valley Water's access requirements to Madrone Channel will be reviewed at improvement plan/building permit stage.
 6. The following comment was provided during first review: "*Confirm that the proposed driveway entries along De Paul Drive match the proposed driveway entries for "The Crosswinds" development.*" It is highly recommended that both projects coordinate the improvements along De Paul Drive.
 7. The two northerly driveways have widths that exceed the City standard maximum industrial driveway width of 36'. Per applicant's response, the project is requesting City Engineer approval of a 45' non-standard driveway width for the two northerly driveways to allow truck access/maneuvering.
 - i. Provide an additional truck turning template using the ultimate street width of De Paul Drive for City review.
 8. Revise the plans to show the number of streetlights and spacing along Cochrane Road comply with City standards. Per City standards, streetlight spacing for arterials is 160' to 180' and streetlight location shall be directly opposite the existing streetlight on the north side of Cochrane Road.
 9. The plans show the preliminary striping and signing along De Paul Drive and Half Road but do not include preliminary on-site striping and signing at the project's De Paul driveways. Show or note the proposed stop controls at the De Paul driveways.
- E. Utilities: As stated in the first review comments, the City's Water System Master Plan, Storm Drainage System Master Plan, and Sewer System Master Plan identified proposed improvements along De Paul Drive and Half Road.
1. Storm Improvements:
 - i. Valley Water Coordination: Comments on the project's storm drain system, existing detention basin and existing outfall at Madrone Channel were provided by Valley Water. The applicant's response stated that the project would like to "*continue to work with the City and Santa Clara Valley Water District to review the design conditions of the PL-566 project and refine technical elements of proposed project against those requirements and how they may impact the design.*" As of the date of these comments, the City is still awaiting the results of Valley Water's updated hydrology model and design criteria for the project's proposed outfall at Madrone Channel.

- 1) The project will be required to build their share of the City's Storm Master Plan improvements in Half Road, including the proposed outfall to Madrone Channel. This will require City and Valley Water review and approval.
 - ii. Per the notes on the project's Vesting Tentative Parcel Map, the site is in Flood Zone "X- Shaded" and Flood Zone "AE" as shown on the FEMA Flood Insurance Rate Maps. Depending on the results of Valley Water's updated hydrology model, the project may be required to submit a Letter of Map Revision (LOMR) to FEMA to update the flood zone for the site and designate the entire site to be entirely within Flood Zone "X- Shaded", an area defined as outside the 100-year floodplain.
 - iii. A segment of the proposed 24" storm main along De Paul Drive shows a manhole spacing that exceeds the City standard maximum spacing of 400' for 15" to 30" storm pipe diameters. At improvement plan/building permit stage, revise storm manhole spacing to comply with City standards.
 - iv. Revise the pipe size of the following to the minimum size of 15-inch diameter per City standard:
 - 1) Proposed 12" storm main segment at De Paul Drive, between Sta. 16+00 and Sta. 18+00.
 - 2) Proposed 12" storm lateral at Half Road, near Sta. 5+40.
 - 3) Proposed 12" storm laterals at De Paul Drive.
2. Water Improvements:
- i. Per the City's Water System Master Plan, show the extension of the existing 12" public water main at De Paul Drive from the southerly existing manhole to Half Road.
 - ii. The Utility Plans show a proposed 12" fire service main (assumed to be private) along the project's De Paul Drive frontage. Private water mains are not allowed in the public right-of-way. Remove the private water main as this will be replaced with the Water Master Plan improvement stated above.
3. Sanitary Sewer Improvements: The plans show a new 8" sanitary sewer main along Half Road noted to be installed by the adjacent Crosswinds residential development.
- i. Based on the preliminary results of a City sewer analysis of the area within the vicinity of the project, a sewer flow re-route into the Condit Road Sewer Trunk will be a required Sewer Master Plan improvement. This improvement includes a 10" sanitary sewer gravity main beginning at De Paul Drive, approximately 540' south of Cochrane Road; then continues in a southbound direction to Half Road; then west along Half Road up to Condit Road; then follows Condit Road and ends at a connection to the existing 10" sewer main at Main Avenue.
 - ii. Since the project's entitlement approval will likely be obtained ahead of the residential development's approval, the project will be required to install the above-mentioned Sanitary Master Plan improvement. The City will reimburse the developer for a portion of the sewer improvement cost that is beyond the project's responsibility. The project can also discuss cost-sharing of the public improvements with the Crosswinds residential development.
 - iii. On Sheet 6.5 (Preliminary Street Improvement Sections), revise Half Road Sections G & H to show the following:
 - 1) The new 10" sanitary sewer main at Half Road to be constructed by the project.

- 2) Minimum horizontal clearance of 10' from the existing Valley Water groundwater recharge line.
4. Permits/Approvals from Other Agencies:
 - i. The project will be required to obtain an encroachment permit from County Roads & Airports for the installation of the sewer main extension along Condit Road.
 - ii. Proposed improvements along Half Road will be referred to Valley Water for review and approval due to the proximity of the work to the existing Valley Water groundwater recharge pipeline and for Valley Water's review of the Madrone Channel access to be provided by the project.

F. Landscaping:

1. As stated in the first review comments, the project should "*Refer to the City's Master Street Tree Plan for the acceptable street tree species and tree spacing.*" Sheet LC1.1 (Preliminary Landscape Plan), calls out a street tree combination of Flax Leaf Paper Bark and Frontier Elm. Revise street tree species to comply with the list of Zone 1 street tree species in the Master Street Tree Plan.
2. As stated in the first review comments, "*The project is required 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>."*"
 - i. Verify that the proposed landscaping along the project's westerly property line, adjacent to Madrone Channel, complies with the Guidelines and Standards (See Chapters 3 & 4).
3. There is a small, unimproved area behind the new cul-de-sac, next to Half Road, with no improvement proposed. Add a note stating the temporary or permanent landscaping or hardscape proposed for this area.

G. Vesting Tentative Map Plans:

1. The revised Utility Plans show the domestic water service for two parcels (Parcels C & D) crossing other parcels. Service for Parcel D crosses Parcel A and service for Parcel C crosses Parcel B. At parcel map review stage, add private utility easements for the water services on Parcels A and B.
2. Update the Vesting Tentative Map Plans, as applicable, with any revisions made to the Site Plan, Grading and Utility Plans to address all the engineering comments included in these second review comments.