AGENDA ITEM
NO. 2

CITY OF MORGAN HILL

MEMORANDUM

To: **PLANNING COMMISSION**

Date: March 13, 2007

From: **COMMUNITY DEVELOPMENT DEPARTMENT**

Subject: **ZONING AMENDMENT APPLICATION, ZA-07-03: CITY OF MORGAN HILL-OFF-SITE SIGNS.**

REQUEST

A request to amend Chapter 18.76 (Sign Code) by modifying the eligibility requirements for freeway signs, allowing tenant identification on freestanding monument signs in small shopping centers and establishing a process to allow an off-site business to be located on a freestanding monument sign.

RECOMMENDATION

Environmental Assessment:	Exempt under Section 15061(b)(3) of the CEQA Guidelines.
Application ZA 07-03:	Recommend City Council approval of the proposed amendments as shown in Exhibit "A" of the attached resolution.
Processing Deadline:	N/A – The Permit Streamlining Act does not apply to legislative acts.

BACKGROUND

The proposed amendments address three provisions in the Sign Ordinance:

- The eligibility requirements for freeway signage;
- The prohibition of small shopping centers to have tenants listed on freestanding monument signs; and,
- The ability of an off-site business to advertise on a monument sign.

Over the past few years, the City's Building Assistance and Housing Services Department has been working with the Chamber of Commerce Economic Development Committee to identify a list of economic development inhibitors. The first two items have been identified as inhibitors, with freeway sign eligibility requirements recently being raised as an issue with *Trader Joe's*. The last item has been periodically raised as an issue, most recently with the *All Safe Mini Storage* business on East Dunne Avenue. Due to limited visibility, the City Council approved an amendment to the PUD to allow this business to be advertised on a day care center monument sign visible from East Dunne Avenue. Additionally, *Trader Joe's* has expressed an interest in getting on a monument sign on East Dunne Avenue.

CASE ANALYSIS

Freeway Sign Eligibility (Section 18.76.270). The regulations addressing freeway signs were adopted in 1993 with input from a citizen's committee who met over the course of about a year. The original purpose of the regulations were to improve sign visibility for Morgan Hill business in an effort to bolster sales tax revenue; aggregate sign messages in an effort to reduce visual clutter; and, to allow businesses which are not adjacent to the freeway to be located on these signs in order to enhance business success. The regulations address size, height, number, location, and eligibility.

As indicated above, the proposed amendments relate to the eligibility requirements. To locate on a freeway sign, the Sign Ordinance currently requires a business to be:

- Either freeway-dependent or at least 15,000 square feet under one roof;
- Located 200 feet from the freeway right-of-way; and,
- Located in a HC (Highway Commercial), PUD (Planned Unit Development), TUD (Theme Unit Development), or CG (General Commercial) zoning district.

As part of this analysis, staff prepared the attached freeway sign inventory. There are currently three single use and 10 shared use freeway signs in the City. Of the 10 shared use signs, seven have room for up to 12 additional tenants. (The Dinapoli Center will have two freeway signs with seven tenants on each.) Additionally, four of the tenants on the shared use signs are non-conforming in that they are further than 200 feet from the freeway right-of-way. In researching the records, it appears as if the non-conformity came about as a result of the development initially being located adjacent to the freeway right-of-way and subsequently being subdivided such that some of the resulting parcels were greater than 200 feet from the freeway right-of-way.

Staff is proposing to increase the freeway distance requirement to from 200 to 750 feet and to allow commercial recreational uses in PF, PUD and TUD zones to be located on freeway signs. This will provide an opportunity to advertise the City's aquatics center and soccer complex, both of which are regional serving uses. The increased distance will also allow four of the non-conforming signs/tenant spaces (*Burger King*, *Courtyard Marriott*, *McDonalds* and the space formerly occupied by *Target*) to conform to the sign ordinance.

The attached maps show those parcels that are in a HC, PUD, TUD or CG zone and within 200 feet, as well as those that are within 750 feet of the right-of-way. According to an analysis performed on the City's GIS software there are a total of 69 parcels located within 200 feet of the freeway and in one of the four required zoning districts. Increasing the distance to 750 feet will allow an additional 33 parcels to be eligible for freeway signage. Staff is of the opinion that modifying the freeway distance requirements will allow some of the vacant space on these shared-use signs to be utilized. Because there are only 33 additional parcels affected, staff doesn't anticipate a significant demand for additional freeway signs. It should be noted that in order for a new freeway sign to be approved, Section 18.76.270.C.6 requires the Community Development Director to determine that no pole or pylon sign exists which could reasonable advertise the uses in a new project.

Staff is also proposing to decrease the size requirements for non freeway-dependent commercial uses from 15,000 to 12,000 square feet. According to information contained in the file from the original freeway sign amendments in 1992, the 15,000 square foot requirement came from a Sign Program in an existing shopping center on Cochrane. Since there doesn't appear to be any significance with 15,000 square feet, a slight decrease in the allowable size will allow certain regional serving retail uses such as *Trader Joe's* (13,500 sq. ft.) to be eligible to co-locate on a freeway sign.

One of the difficulties in administering the existing freeway sign ordinance is that other than restaurants and motels, the term "freeway-dependent" is not defined. A review of the materials included in the 1992 sign ordinance amendment file revealed that the intent was to include all those uses allowed in the HC district. Permitted uses in the HC district currently include restaurants, wine tasting, retail uses (excluding grocery, supermarket and drug stores), motels and hotels, arts and crafts galleries and motor vehicle sales and service. Conditionally permitted uses currently include commercial recreation, carwashes, convenience stores, gasoline service stations, and drive-in establishments. Staff is recommending additional language in the proposed amendments which includes all of above uses except retail (which may be allowed under the non-freeway-dependent provision) and arts and crafts galleries.

Small Shopping Center Monument Signs (18.76.250.H.2). Currently, the Sign Ordinance does not allow tenants in shopping centers whose gross square footage is less than 14,000 square feet to advertise on monument signs. The Architectural Review Board (ARB) has reviewed this particular economic inhibitor and is recommending that small shopping centers be allowed up to three panels advertising businesses, with the design of the sign subject to ARB subcommittee approval. Accordingly, staff has included this recommendation in the proposed amendments. The ARB's Minor Site and Alteration Policy will be revised to include small shopping center signage as requiring review by a subcommittee.

Off-Site Monument Signs (18.76.250.H.4). Under the current Sign Ordinance, a business cannot advertise on a monument sign that is not located on site. As mentioned above, the City recently granted an exception to a mini storage facility through the PUD amendment process. Staff is proposing to include a provision in the code that allows a business that is not in a PUD to

be located on an off-site monument sign, subject to approval of a Conditional Use Permit (CUP) by the Planning Commission. Findings required for approval of a CUP include:

- The site is geographically located such that the business has limited visibility from an arterial road;
- Off-site signage, as designed and conditioned, is necessary and appropriate in order to allow the business to be competitive with other businesses of a similar nature located elsewhere; and,
- The signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.

Requiring a CUP for off-site monument signage will be consistent with existing provisions in the Sign Ordinance which require freeway signs with off-site tenants to obtain a CUP. Staff is of the opinion that requiring a discretionary permit with the above findings will only allow off-site monument signs to occur under special circumstances and will not result in a proliferation of such signage.

All of the proposed amendments to the Sign Ordinance are included as Exhibit "A" of the attached Planning Commission resolution. Added language is italicized, while deleted language is struck out. For brevity, staff only included those specific sections of Sign Ordinance that are proposed to be amended.

RECOMMENDATION

Staff is recommending that the Planning Commission recommend City Council approval of the zoning amendments.

Attachments:

Resolution
Freeway Sign Inventory
Distance from Freeway Maps

RESOLUTION NO. 07-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF TEXT AMENDMENTS TO CHAPTER 18.76 (SIGN CODE) MODIFYING ELIGIBILITY REQUIREMENTS FOR SHARED USE FREEWAY SIGNS, ALLOWING TENANT IDENTIFICATION ON FREESTANDING MONUMENT SIGNS IN SMALL SHOPPING CENTERS AND ESTABLISHING A PROCESS TO ALLOW AN OFF-SITE BUSINESS TO BE LOCATED ON A FREESTANDING MONUMENT SIGN.

WHEREAS, such request was considered by the Planning Commission at its regular meeting of March 13, 2007, at which time the Planning Commission recommended approval of application ZA-07-03: City of Morgan Hill – Off-Site Signs; and

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The proposed zoning amendments are consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The proposed zoning amendments are required in order to serve the public convenience, necessity and general welfare as provided in Section 18.62.050 of the Municipal Code.

SECTION 3. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines.

SECTION 4. The Planning Commission hereby recommends text amendments to Chapter 18.76 (Sign Code) as shown in Exhibit "A."

PASSED AND ADOPTED THIS 13th DAY OF MARCH, 2007, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

FRANCES O. SMITH, Deputy City Clerk

APPROVED:

ROBERT J. BENICH, Chair

EXHIBIT "A"

18.76.070 Administrative review required.

A. The following signs shall be subject to review and action by the community development director or his authorized representative as provided for in Section 18.76.050:

1. Sign copy changes;

2. ***On-site*** freestanding and building-attached signs defined under Sections 18.76.240 through 18.76.290 of this title, ***except monument signs for shopping centers without a tenant of at least 14,000 square feet.***

B. All provisions of this chapter, except Section 18.76.130, shall apply to signs regulated by this administrative review. The director of community development may impose only such conditions as will assure compliance with the provisions of this chapter and Chapter 18.74 of this title exempting all political signs from administrative review.

C. It is unlawful for any person, firm or corporation, directly or indirectly, to construct, maintain, display or alter a sign without first securing the review and approval thereof from the community development director, unless the sign is specifically exempted from this requirement pursuant to the regulations contained in this chapter. (Ord. 1111 §§ 58 and 59, 1992; Ord. 980 N.S. § 3 (part), 1990: Ord. 560 N.S. § A (part), 1981)

18.76.075. Conditional Use Permit Required.

A. The following signs may be conditionally allowed subject to the issuance of a Conditional Use Permit in accordance with Chapter 18.54 of this title:

1. Changeable copy signs along Highway 101 for automotive-related businesses, provided that the message change on the sign is no more frequent than every two minutes. Such signs shall not be allowed when located more than one hundred feet from the South Valley Freeway.

2. Business identification freeway-oriented signs, as described in Section 18.76.270.C.4., which are designed to identify two or more businesses, one or more of which is located on the project or development on which the sign is located, and one or more of which is located in another project or development. Signs which only identify businesses in a single shopping center on which such signs are located do not require conditional use permits under this section. (Ord. 1134 N.S. § 12, 1993)

3. Off-site monument signs, as described in Section 18.76.250.H.4., which are designed to identify two or more businesses, one or more of which is located on the project or development site on which the sign is located, and one or more of which is located in another project or development site.

18.76.130 Prohibited signs.

A. In addition to any sign not specifically in accordance with this chapter, the following signs are prohibited:

11. Off-site directional or identification signs, except public-service signs and no more than three real estate signs, as permitted in subsections D and E of Section 18.76.240 and subsection C(1) of Section 18.76.290, temporary directional signs as permitted in subsection K of Section 18.76.240, no more than two off-site directional signs for churches and other quasi-public uses, as permitted in Sections 18.76.240 and 18.76.250, off-site directional signs for full-service community hospitals as permitted in Subsection Q of Section 18.76.250 or business identification freeway-oriented signs ***and off-site monument signs*** approved by conditional use permit, as permitted in subsection C(1) of Section 18.76.270;

18.76.170 Location restrictions.

Any business identification sign permitted under this chapter shall advertise only the business conducted on or within the premises upon which the sign is located. However, the Planning Commission may approve by conditional use permit ***a freestanding sign with one or more tenants located off-site in accordance with Section 18.76.250.H.4 or the*** location of a sign to be placed within one hundred feet of the South Valley Freeway (U.S. 101) on which may be advertised commercial businesses eligible under Section 18.76.270.C.4. Such a sign may be located in an H-C, C-G, PUD, TUD or M-O zoning district. The purpose of this provision is to allow eligible commercial businesses or shopping centers to place identification signs closer to the motorists on the freeway, thus reducing the area and height which would otherwise be needed to identify the business. Such a sign shall comply with all otherwise applicable requirements of this title and of site review. (Ord. 1134 N.S. § 15, 1993; Ord. 560 N.S. § A (part), 1981)

18.76.250 Commercial and industrial zone signs.

The following signs are permitted in the C-N neighborhood commercial, C-G general commercial, C-O administrative office, CS service commercial, HC highway commercial, TUD theme unit development, PUD planned unit development, M-L light industrial, M-G general industrial, and M-C campus industrial, M-O office industrial, and P-F public facilities zones, subject to community development director approval:

H. On-site ***and Off-Site*** Freestanding Signs.

1. For on-site freestanding signs excluding shopping center signs in all commercial and industrial zones the following criteria shall apply:

a. Number of signs: One monument-type freestanding sign shall be permitted per premises.

b. Sign area: Sign area shall not exceed one square foot of sign area per each lineal foot of building frontage, up to a maximum of 50 square feet for lots five acres or greater in size and zoned Commercial PUD and/or Industrial PUD, and up to a maximum of 48 square feet for all other Commercial and Industrial zones. Up to an additional 36 square feet of sign area may be added to the 48 square feet maximum for a permanent year round farmers market use. The additional 36 square feet of sign area shall only contain pricing for seasonal specials and must be incorporated within the same sign structure as permitted in the first part of this paragraph. A minimum of 24 square feet of the area of such signs shall be devoted to business identification. (Ord. 1720 N.S. § 3, 2005)

c. Sign height: In no case shall the height exceed eight feet.

d. Sign message: Sign messages should have copy identifying the name of the center or primary business within a freestanding building only.

e. Sign location: Freestanding signs in the CO, Administrative Office, zone shall be set back a minimum of ten feet from all public rights-of-way.

f. Lighting. Interior or exterior (indirect) illumination provided such lighting is adequate, but not excessive. Indirect illumination shall be shielded from surfaces other than the sign face. Freestanding signs within the gateway areas of the community as shown in the City of Morgan Hill Scenic Gateway Guidelines, shall be non-illuminated or indirectly illuminated by exterior lighting sources only.

2. For on-site freestanding signs for shopping centers the following criteria shall apply:

a. Number of signs: One monument sign per major street frontage and one monument sign per each freestanding building within the shopping center shall be permitted;

b. Size and message of signs: Monument signs shall not exceed one square foot of sign area per each lineal foot of building frontage, up to a maximum of forty-eight square feet, eight feet in height and the identification of the name of the center. Shopping centers with major tenants each of which occupy a gross square footage of 14,000 square feet or more shall be allowed monument signs using the following criteria:

Number of tenants in excess of 14,000 sq.ft.	**Max. number of tenants identified**	**Max. Square footage**	**Max. Height**
1	1	48 sq. ft.	8 ft.
2	2	48 sq. ft.	8 ft.
3	3	60 sq. ft.	10 ft.
4+	4	75 sq. ft.	12 ft.

Shopping centers without a tenant occupying a gross square footage of at least 14,000 square feet are allowed one monument sign with up to three tenants. Shopping center monument signs shall utilize a minimum of twelve square feet of sign area to display the name of the shopping center and a maximum of twenty-four square feet to display any individual tenant identification. (Ord. 1089, N.S., 1992)

3. i. Freestanding signs in PUD planned unit development, TUD theme unit development and M-P industrial park zone districts may vary, to a limited extent, from

the above requirements, provided they are part of a uniform sign program approved by the community development director, with design reasons given for the variation.

ii. On-site freestanding signs on industrial zoned properties may be a maximum height of ten feet provided that minimum lot frontage of subject property is one hundred lineal feet.

4. Off-Site freestanding signs.

a. The Planning Commission may approve by Conditional Use Permit a freestanding sign with one or more tenants located off-site. Approval of a Conditional Use Permit shall be subject to the Planning Commission making the following findings:

i. The site is geographically located such that the business has limited visibility from an arterial road; and,

ii. Off-site signage, as designed and conditioned, is necessary and appropriate in order to allow the business to be competitive with other businesses of a similar nature located elsewhere; and

iii. The signage, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.

b. An off-site freestanding sign shall follow the appropriate development criteria outlined in 18.76.250H.1 through H.3 above.

c. A business that is advertised on an off-site sign may not have an on-site monument sign.

18.76.270 Freestanding freeway-oriented signs in commercial and industrial zones.

These regulations shall apply to those businesses in CG, C0, HC, PUD and TUD commercial zones; ***commercial recreational uses in a PF, PUD, or TUD zone;*** and industrial parks (PUD zones of one hundred acres or more) located within one hundred feet from the edge of the right-of-way of any state or federal freeway.

A. Freestanding Freeway Signs in Commercial ***PUD,TUD, and PF*** Zones. One freestanding sign; maximum sign area, seventy-two square feet west of the South Valley Freeway and eighty-four square feet east of the South Valley Freeway; maximum height, thirty-five feet west of the South Valley Freeway and forty feet east of the South Valley Freeway.

B. Freestanding Freeway Signs in Industrial Parks (MP and PUD Zones). One freestanding sign identifying name of industrial park or primary tenant; maximum sign area seventy-two feet west of the South Valley Freeway and eighty-four feet east of the South Valley Freeway; maximum sign height thirty-five feet; design review required; sign must be on property located within one hundred feet of the freeway right-of-way.

C. Shared Use Freestanding Signs in Commercial***, PUD, TUD and PF*** and MO, Office-Industrial Zones. Freestanding signs which advertise more than one business and which are within 100 feet of the South Valley Freeway may have the following dimensions in order to be more visible from the freeway:

1. Height: Fifty feet for a sign of two or more businesses, located west of the South Valley Freeway; fifty-five feet for a sign of two or more businesses located east of the South Valley Freeway and the parallel drainage channel.

2. Area: a maximum of seventy-two square feet per business west of the South Valley Freeway and eighty-four square feet east of the South Valley Freeway. All businesses advertising on one sign, combined together, may have up to two hundred, eighty square feet of business message sign area if west of the freeway and three hundred thirty square feet if east of the freeway and channel. No more than six businesses may advertise or be identified on a single sign. In addition, up to ninety square feet of sign area may be allowed for a shopping center west of the freeway and one hundred square feet for a shopping center east of the freeway, to identify the name of the center as a whole.

3. Eligibility: such sign poles or pylons may only advertise businesses which are either freeway-dependent ~~such as restaurants and motels~~ and which are on properties which are located within ~~two hundred~~ ***750*** feet of the South Valley Freeway right-of-way; or businesses which contain at least ~~fifteen~~ ***twelve*** thousand square feet under one roof and are located on properties zoned HC Highway Commercial, PUD Planned Unit Development, TUD Theme Unit Development or C-G General Commercial, and are located within ~~two hundred~~ ***750*** feet of the South Valley Freeway right-of-way; ***or outdoor commercial recreational regional public facilities in a PF, PUD or TUD zone located within 750 feet of the South Valley Freeway right-of-way. For purposes of this section, a freeway-dependent business includes the following uses allowed in the HC zone: restaurants, wine tasting, motels and hotels, motor vehicle sales and service, commercial recreation, car washes, convenience stores, gasoline service stations, and drive-in establishments.***

4. Location: On-site signs: one pole or pylon sign per project or development may be located in that project or development in a PUD, TUD, HC or CG zone, adjacent to the South Valley Freeway. Off-site signs: Sign poles or pylons may be located off-site in an HC, CG, PUD, TUD or MO zoned parcel which is adjacent to the South Valley Freeway, subject to approval of a conditional use permit as prescribed in Section 18.76.075 of this Title. Pole or pylon signs shall be spaced at least two hundred feet apart.

5. Allowable Sign Message: Signs may advertise the names of businesses which are located in the same project or development as the shared freeway-oriented sign and/or may advertise other eligible businesses subject to the other provisions of this section and the following:

a. If a project or development contains an on-site pole or pylon sign, no business within that project or development may advertise on an off-site ***pole or pylon*** sign.

b. If a project or development has an off-site pole or pylon sign, businesses within that project or development may only advertise on that off-site ***pole or pylon*** sign.

6. Use of Existing Off-site Pole or Pylon Shared Use Signs: A new pole or pylon sign shall only be approved when the community development director determines that no pole or pylon sign exists which could reasonably advertise the uses in that new project. The determination of reasonableness shall include the following factors:

a. No sign exists on the same side of Highway 101 and in the vicinity of the new project which could advertise all eligible uses within the new project in addition to the existing message(s) on the sign and still adhere to the provisions of this section; and

b. The businesses currently advertised on the existing sign are not compatible with the businesses in the new project.

c. The only existing sign or signs suffer from age and economic obsolescence so that the sign or signs do not offer an equal advertising opportunity for new sign messages.

7. Provision of Additional Sign Messages: All new pole or pylon signs approved pursuant to the provisions of this section shall provide for the identification of future eligible off-site businesses unless it is determined by the community development director that:

a. There is no future need for pole or pylon signage in the vicinity;

b. The capacity of the new sign for identification of future uses would be inadequate for any projected future off-site businesses in the vicinity; or

c. Future businesses would not be compatible with the businesses to be advertised on the new sign.

The owner of new signs which provide for identification of future businesses shall covenant with the city to develop and to offer additional panels on the sign to other eligible businesses pursuant to this section, for the purpose of establishing a shared use sign. The owner of a new pole or pylon sign may charge a proportional share of the cost of installing and maintaining the sign to any business which subsequently shares the sign. (Ord. 1473 N.S. § 41, 2000: Ord. 1323 N.S. § 34, 1997; Ord. 1134 N.S. § 17, 1993; Ord. 1111 N.S. § 69, 1992; Ord. 560 N.S. § A (part), 1981)

Freeway Sign Inventory

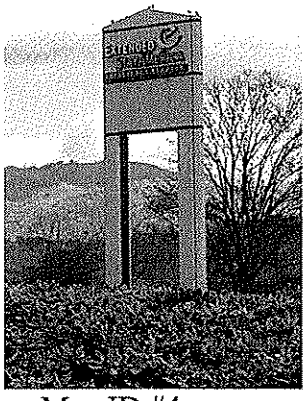
Sign/Major Tenant	Location	Map ID #	Zone District	Space for Addtl. Tenants	Tenants	Business Size	Parcel Distance from SR 101	Conforming	PUD Variation	Legal Non-Conf.
Shared Use Freeway Signs										
Chevrolet	Laurel	5	PUD (HC)	1-2 Panels	Chevrolet	N/A-Freeway Dependent	Adjacent	Yes	N/A	
					Chevron	N/A-Freeway Dependent	Adjacent	Yes	N/A	
Lawrence Oaks Shopping Center	Dunne	6	CG	1 Panel	Home Depot	122,600 sq. ft.	Adjacent	Yes	N/A	
					Long's	26,300 sq. ft.	95 feet	Yes	N/A	
					Safeway	60,700 sq. ft.	150 feet	Yes	N/A	
					Burger King	N/A-Freeway Dependent	305 feet	No	N/A	Yes
					Shell	N/A-Freeway Dependent	20 feet	Yes	N/A	
Morgan Hill Physical Therapy	Juan Hernandez	12	MC	1 Panel	MH Phys. Therapy	N/A - Non-Conforming	365 feet	No	N/A	
Harley Davidson	Condit	13	PUD	1-2 Panels	Harley Davidson	N/A-Freeway Dependent	115 feet to SR101 ROW	Yes	N/A	
					Comfort Inn	N/A-Freeway Dependent	115 feet to SR101 ROW	Yes	N/A	
					Inn @ Morgan Hill	N/A-Freeway Dependent	Adjacent	Yes	N/A	
Executive Inn Suites	Condit	14	PUD	3-4 Panels	Executive Inn Suites	N/A-Freeway Dependent	110 feet to SR101 ROW	Yes	N/A	
Glen Oak Restaurant	Condit	11	PUD	None	Glen Oak Restaurant	N/A-Freeway Dependent	110 feet to SR101 ROW	Yes	N/A	
					Quality Inn	N/A-Freeway Dependent	120 feet to SR101 ROW	Yes	N/A	
Jack In The Box	Dunne	8	PUD (HC)	None	Jack In The Box	N/A-Freeway Dependent	Adjacent	Yes	N/A	
					Gas & Shop	N/A-Freeway Dependent	Adjacent	Yes	N/A	
Madrone Business Park	Cochrane	2	PUD	None	Residence Inn Marriott	N/A-Freeway Dependent	Adjacent	Yes	N/A	
					Courtyard Marriott	N/A-Freeway Dependent	240 feet	No	No	Yes
					In N Out Burger	N/A-Freeway Dependent	Adjacent	Yes	N/A	
					Chevron	N/A-Freeway Dependent	110 feet	Yes	N/A	
					Denny's	N/A-Freeway Dependent	Adjacent	Yes	N/A	

Cochrane Plaza	Cochrane	3	PUD Comml.	1 Panel	Mervyn's	77,200 sq. ft.	Adjacent	Yes	N/A	
					Ross	18,000 sq. ft.	Adjacent	Yes	N/A	
					McDonald's	N/A-Freeway Dependent	375 feet	No	No	Yes
					Target	80,000 sq. ft.	380 feet	No	No	Yes
					Big 5	17,000 sq. ft.	Adjacent	Yes	N/A	
Extended Stay America	Jarvis	4	PUD	1 Panel	Extended Stay Amer.	N/A-Freeway Dependent	Adjacent	Yes	N/A	
Dinapoli Center	Cochrane	1	PUD (HC)	2 signs - 7 panels ea.	Target (on ea. sign)	127,700 sq.ft	85 feet to SR101 ROW	TBD	Yes	
Single-Use Signs										
Alpine Rec.	Condit	10	PUD		Alpine Rec.	N/A-Freeway Dependent	100 feet to SR101 ROW	Yes	N/A	
Carl's Jr.	Condit/Dunne	9	PUD	None	Carl's Jr.	N/A-Freeway Dependent	15 feet	Yes	N/A	
McDonald's	Condit	7	PUD(HC)	None	McDonald's	N/A-Freeway Dependent	100 feet to SR101 ROW	Yes	N/A	

Freeway Sign Inventory

Map ID # 2

Map ID #3



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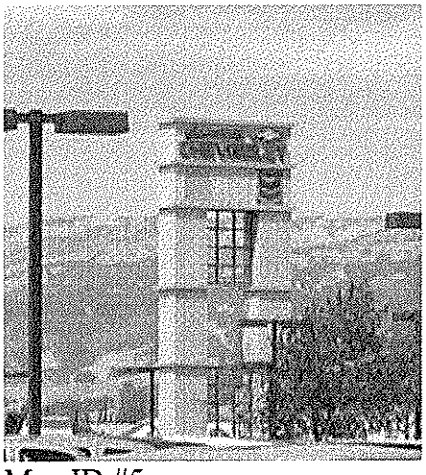

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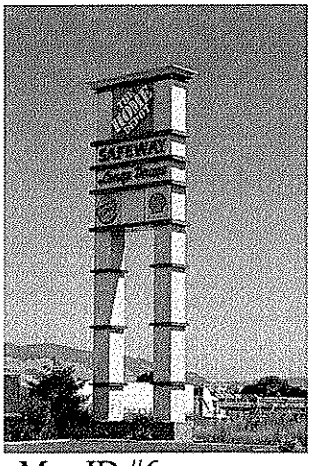

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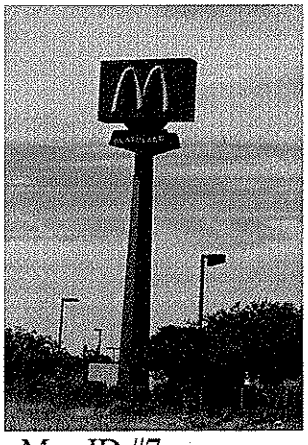

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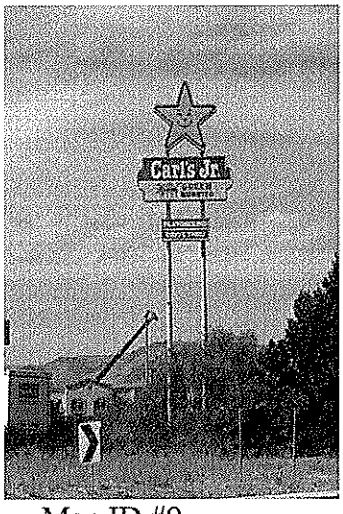
Map ID #8



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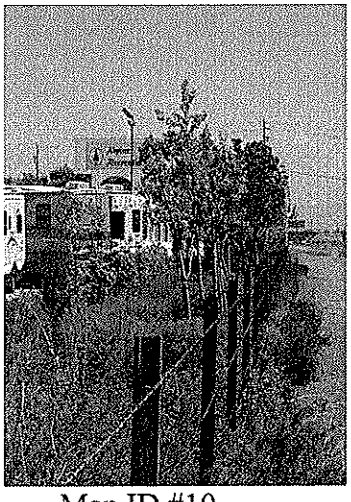

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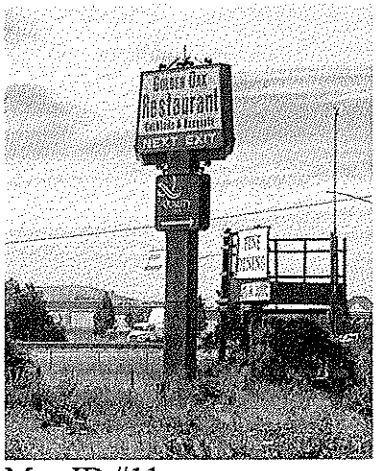

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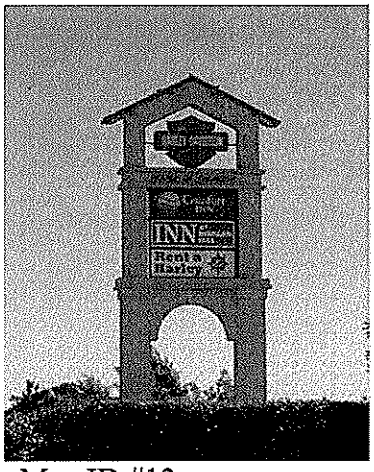

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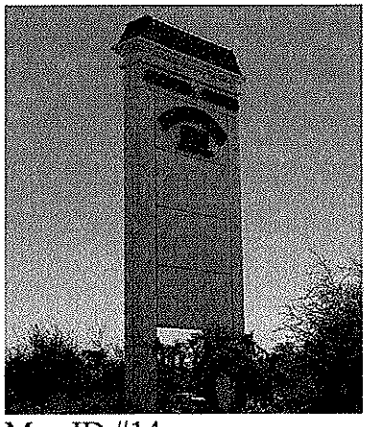
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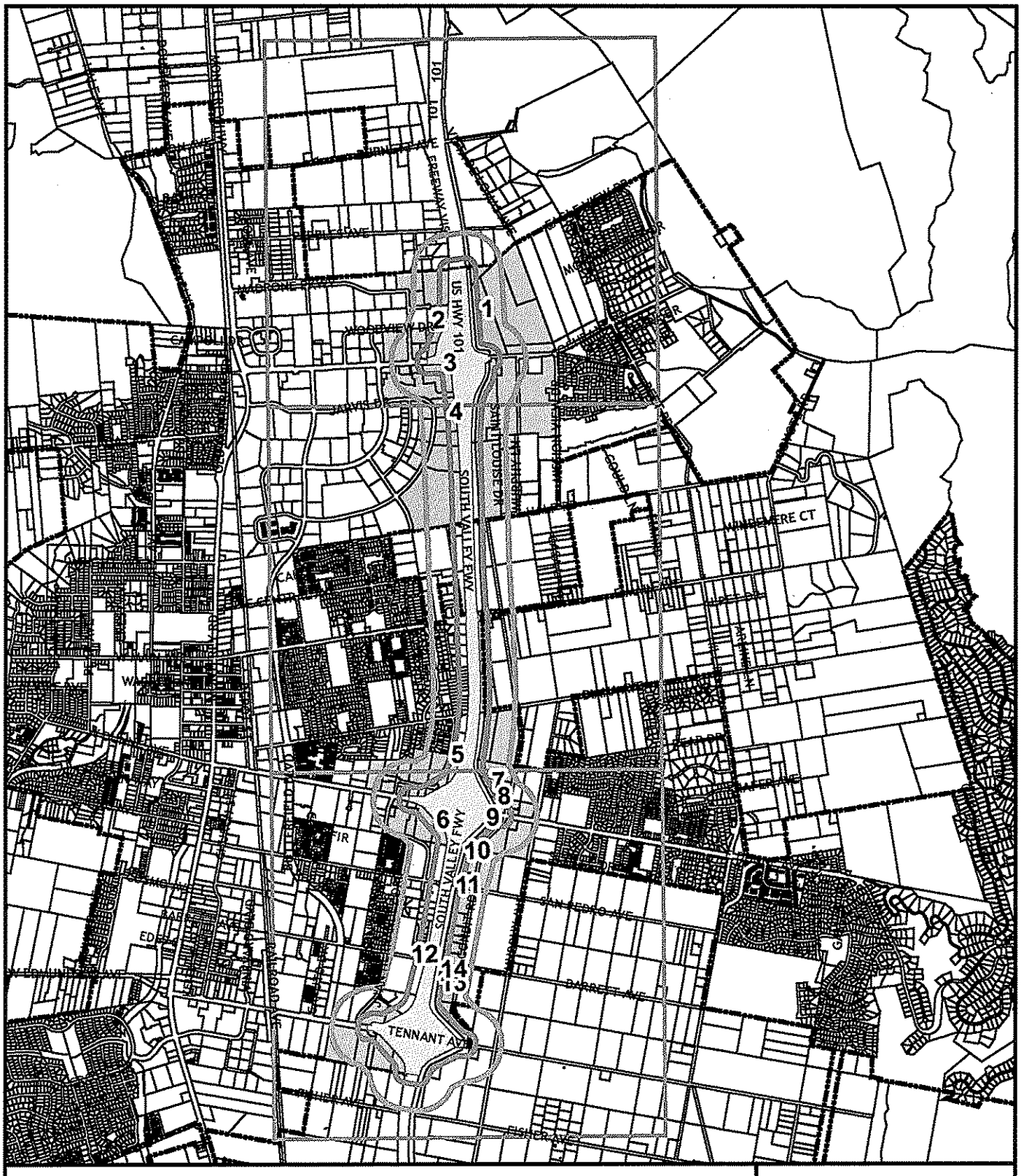

Freeway ROW

200 feet from ROW

750 feet from ROW

Eligible Parcels within 750ft of ROW

Eligible Parcels within 200ft of ROW

City Boundary

0 1,350 2,700 5,400 8,100 10,800 Feet

Freeway Signs: Overview

CITY OF MORGAN HILL

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Freeway ROW

200 feet from ROW

750 feet from ROW

Eligible Parcels within 750ft of ROW

Eligible Parcels within 200ft of ROW

City Boundary

0 415 830 1,660 2,490 3,320 Feet

Freeway Signs: North

CITY OF MORGAN HILL

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Freeway ROW

200 feet from ROW

750 feet from ROW

Eligible Parcels within 750ft of ROW

Eligible Parcels within 200ft of ROW

City Boundary

0 480 960 1,920 2,880 3,840 Feet

Freeway Signs: Central

CITY OF MORGAN HILL

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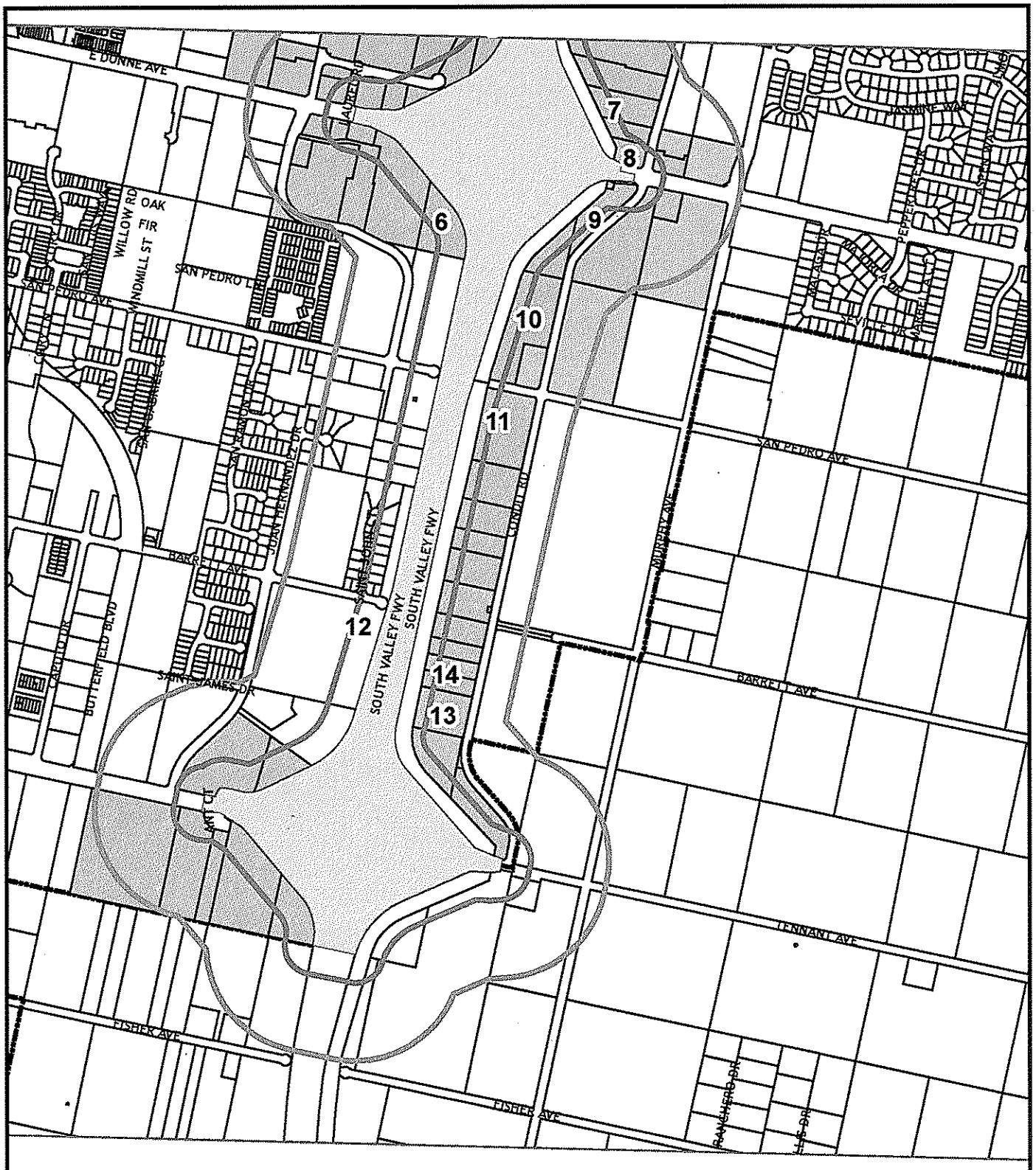

Freeway ROW

200 feet from ROW

750 feet from ROW

Eligible Parcels within 750ft of ROW

Eligible Parcels within 200ft of ROW

City Boundary

0 415 830 1,660 2,490 3,320 Feet

Freeway Signs: South

CITY OF MORGAN HILL

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