



17575 Peak Avenue Morgan Hill CA 95037

APPROVAL CERTIFICATE NO. 20-011

APPLICATION NUMBER: SR2019-0033: 16290 Railroad Ave – Level 10

LOCATION: Southeast Corner of Railroad Avenue and Barrett Avenue
(APN 817-32-057)

SITE AREA: 3.67 acres (159,691 SF)

GENERAL PLAN: Industrial

ZONING: General Industrial

DESCRIPTION: Construction of a single-story high-bay warehouse building with a two-story office building, and associated improvements.

RECITALS

1. On October 24, 2019, the Development Services Department received an application for a Design Permit. The subject property is 3.67 acres in size, located on the southeast corner of Railroad Avenue and Barrett Avenue (APN 817-32-057) and within the General Industrial zoning district.
2. Said application was deemed complete for processing and was considered by the Development Review Committee (DRC) at its regular meeting of November 7th, 2019, at which time the Committee recommended conditional approval of application SR2019-0033;
3. Comments received from the public and from the applicant, along with exhibits and drawings and other materials have been considered in the review process;
4. On August 3rd, 2020 the Development Services Department considered said application at the close of a duly noticed 10-day public comment period;
5. Pursuant to the authority set forth under Section 18.108.040 (Design Permit) of the Morgan Hill Municipal Code, the Development Services Director hereby approves the project application subject to the following conditions incorporated herein and as attached as exhibit “A”.

FINDINGS

SECTION 1. The proposed project, together with its provisions for its design and improvements, is consistent with the Zoning Ordinance and the General Plan.

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 Development Services Director hereby finds that, on the basis of the whole record before it (including the General Plan EIR, a program EIR and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and the proposed project can be considered exempt from CEQA under Section 15332, In-Fill Development Projects, and does not meet any of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines. The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations. The project is a permitted use within the General Industrial zoning district. The custodian of the documents or other material which constitute the record shall be the Community Development Department.

SECTION 4. The approved project shall be subject to the following conditions incorporated herein and as attached as exhibit "A".

APPROVED THIS 3rd, DAY OF AUGUST 2020.



Jennifer Carman
Development Services Director

A F F I D A V I T

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

(Name)

Date