

RESOLUTION NO. 22-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A MASTER SIGN PROGRAM FOR A BUSINESS PARK CENTER LOCATED BETWEEN MONTEREY ROAD AND BUTTERFIELD BOULEVARD, SOUTH OF JARVIS DRIVE, AND NORTH OF DIGITAL DRIVE. (APN'S: 726-25-096, 097, 098,099, AND 100)

WHEREAS, an application was submitted by Corporate Sign Systems representing TC Butterfield Venture, LLC, Owner for a Master Sign Program for an approved industrial development; and

WHEREAS, such request was considered by the Planning Commission at their regular meeting of January 11, 2022 SIGN2021-0022: Butterfield – Corporate Signs Systems; 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 Master Sign Program is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The project is categorically exempt from CEQA pursuant to Section 15311 – on premise signs.

SECTION 3. The approved Master Sign Program has been found consistent with the criteria for Master Sign Program approval contained in Chapter 18.88 of the Zoning Code as summarized below.

a. The proposed signs are consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The project is consistent with the General plan and Zoning Ordinance in that the Master Sign Program is proposing a unified and coordinated approach to the materials, color, size, type, placement, and general design of signs for the new business park development.

b. The proposed signs comply with all applicable standards in this chapter *A Master Sign Program may deviate from standards relating to permitted sign height, number of signs, sign area, and type of sign. The proposed deviations are for the location of one monument tenant identification sign and to include an additional business park identification sign. These*

requests are consistent with the intent of the Master Sign Program Standards and deviate where necessary based on the location and orientation of the buildings and site layout.

c. The proposed signs will not adversely impact the public health, safety or general welfare.

Proposed signs will not adversely impact public health, safety or general welfare in that the proposed sign placement and lighting will not obstruct public views.

d. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of the buildings on the site.

The proposed sign style, size, placement, and materials complement the architecture of the business park.

SECTION 4. Future signage on the project site shall comply with the standards of the Master Sign Program as demonstrated in Exhibit A. Any subsequent future signage that is not encompassed within the Master Sign Program demonstrated in Exhibit A shall require approval of a sign permit by the City.

SECTION 5. The Planning Commission hereby approves the Master Sign Program dated December 8, 2021 attached as Exhibit A.

PASSED AND ADOPTED THIS 11th DAY OF JANUARY 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:


AYES:	COMMISSIONERS:	KUMAR, GONZALAS-ESCOTO, MUELLER, TANDA, DOWNEY, HABIB
NOES:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE

ATTEST:



JENNA LUNA, Deputy City Clerk

APPROVED:



MALISHA KUMAR, Chair

Date: 1/24/2022

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Final Audit Report

2022-01-24

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