

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SAN CARLOS APPROVING THE ALEXANDRIA CENTER FOR LIFE SCIENCE PLANNED DEVELOPMENT PLAN, MASTER SIGN PROGRAM AND RELATED ZONING MAP AMENDMENT TO REZONE THE PROJECT SITE FROM HEAVY INDUSTRIAL (IH) TO PLANNED DEVELOPMENT (PD) AT 900 AND 960 INDUSTRIAL ROAD; 961- 967, 987, 1003, 1011, 1015, 1057 AND 1075 COMMERCIAL STREET; AND 915, 921, 1015, 1055 AND 1063 OLD COUNTY ROAD (APNs 046-162-010, 046-162-210, 046-162-270, 046-162-280, 046-162-290, 046-184-090, 046-184-110, 046-184-120, 046-184-280, 046-184-290 and 046-184-300).

RECITALS

WHEREAS, pursuant to Title 18 of the City of San Carlos Municipal Code (the "Zoning Code"), Alexandria Real Estate Equities, Inc., filed an application for approval of a Planned Development Plan and accompanying Zoning Map Amendment on March 3, 2020 for the development of the Alexandria Center for Life Sciences campus ("Project") at 900 and 960 Industrial Road; 961- 967, 987, 1003, 1011, 1015, 1057 and 1075 Commercial Street; and 915, 921, 1015, 1055 and 1063 Old County Road (APNs 046-162-010, 046-162-210, 046-162-270, 046-162-280, 046-162-290, 046-184-090, 046-184-110, 046-184-120, 046-184-280, 046-184-290 and 046-184-300); and

WHEREAS, by Resolution PTC2025-03, adopted on April 21, 2025, the Planning and Transportation Commission recommended that the City Council certify the Environmental Impact Report ("EIR") for the Project and adopt the findings and Mitigation Monitoring and Reporting Plan pursuant to the California Environmental Quality Act (CEQA) for the implementation of the mitigation measures outlined in the EIR; and

WHEREAS, at a duly noticed public hearing held on April 21, 2025, the Planning and Transportation Commission approved the Design Review Certificate for the first phase of the Project, Protected Tree Removal Permit, Transportation Demand Management Plan, Grading and Dirt Haul Certificate and Tentative Parcel Map subject to the City Council's certification of the EIR and approval and effective date of the Planned Development Zoning and Planned Development Plan; and

WHEREAS, by Resolution PTC2025-04, adopted on April 21, 2025, the Planning and Transportation Commission recommended that the City Council approve the Zoning Map Amendment as set forth in Exhibit A to this Ordinance and adopt the Planned Development (PD) Plan and Master Sign Program as set forth in Exhibit B to this Ordinance; and

WHEREAS, the City Council of the City of San Carlos held a duly noticed public hearing on May 12, 2025, to consider the EIR, Mitigation Monitoring and Reporting Plan, the proposed Planned Development Plan and the proposed Zoning Map Amendment; and

WHEREAS, by Resolution 2025____, adopted on May 12, 2025, the City Council certified the EIR and adopted findings and the Mitigation Monitoring and Reporting Plan pursuant to the CEQA for the implementation of the mitigation measures outlined in the EIR.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of San Carlos as follows:

SECTION 1: The Zoning Map Amendment of San Carlos is hereby amended from Heavy Industrial (IH) District to Planned Development (PD) District (Exhibit A), for the property located at 900 and 960 Industrial Road; 961- 967, 987, 1003, 1011, 1015, 1057 and 1075 Commercial Street; and 915, 921, 1015, 1055 and 1063 Old County Road (APNs 046-162-010, 046-162-210, 046-162-270, 046-162-280, 046-162-290, 046-184-090, 046-184-110, 046-184-120, 046-184-280, 046-184-290 and 046-184-300).

SECTION 2: That the City Council hereby adopts the Planned Development Plan ("Plan") filed as "Alexandria Center for Life Sciences" and shown on the plan attached hereto as Exhibit B. The Plan indicates the location of the proposed buildings, the size of the buildings, the parking to be provided, off-site improvements and areas to be landscaped.

The Standards of Development in this PD District are as follows:

1. The land use regulations for the PD zone shall be those uses allowed in the Heavy Industrial (IH) Zoning District, except as follows:
 - a. Research and Development shall be considered a Permitted Use.
 - b. Eating and Drinking Establishments, Full Service and Convenience shall be considered a Permitted Use.
 - c. Day Care Center requires a Conditional Use Permit approved by the Planning and Transportation Commission.
 - d. The Phase I surface parking lot is allowed as a temporary use only, subject to the terms of the Development Agreement.
2. Life Science/Research and Development tenants shall comply with the City's biosafety (BSL) regulations in effect on the Agreement Date, as defined in and subject to the Development Agreement. If the City or its electorate alter existing laws or regulations related to allowed biosafety levels, making them more permissive ("New City Laws"), the Project's tenants can opt into the New City Laws.
3. The buildings shall be situated on the property in substantial conformance with the Plan of Development (attached hereto as Exhibit B) prepared by Gensler, Architects, Freyer & Laureta, Civil Engineers and Surfacedesign Inc, Landscape Architect dated March 12, 2025. This plan indicates the location of the buildings, the size of the buildings, the parking to be provided and areas to be landscaped.
4. Floor area and height of the buildings shall be provided in substantial compliance with the Planned Development Plan. The Project shall comply with the current Heavy Industrial (IH) zoning standards in effect, subject to the Development Agreement, including Section 3.4.4, Expansion of Development Rights, and except as follows:
 - i. The maximum building height is limited to 82' to the roofline and 100' to the mechanical screen for the five (5) story buildings, 98' to the roofline and 116' to the top of the mechanical screen for the six (6) story building and 114' to the top of the roofline and 132' to the top of the mechanical screen for the seven (7) story building.

- ii. The total allowed floor area approved for the site is 2,409,119 square feet resulting in a floor area ratio (FAR) of 2.18. Site floor area includes: office/research and development building square footage of 1,603,879 square feet, amenity building area of 24,689 square feet and above grade parking structures with an area of 780,550 square feet.
 - iii. The maximum parking ratio for the site shall be 2 parking spaces per 1,000 square feet of floor area. Parking provided for public use shall be excluded from the parking maximum.
- 5. Master Sign Program included in the Planned Development Plan is approved. Except as provided in the Development Agreement, any substantial change to the Master Sign Program requires Planning and Transportation Commission approval. Individual signs are subject to review and approval by Planning Staff for conformance with the Master Sign Program.
 - a. Tenant signage is limited to no more than 150 square feet per sign and no more than two signs per building façade.
- 6. The Project shall be constructed in accordance with all requirements of the adopted Mitigation Monitoring & Reporting Plan (MMRP) for the Project.
- 7. Design Review by the Planning and Transportation Commission is required for each new building in future Project phases prior to Building Permit issuance.

SECTION 4: Severability. The City Council hereby declares that it would have passed this Ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that any sentence, paragraph, or section of this Ordinance is severable and if for any reason any sentence, paragraph, or section of this Ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

SECTION 5: Publication and Effective Date. This Ordinance shall be published and posted according to law and shall take effect and be in force from and after 30 days after its passage and adoption.

I, City Clerk Crystal Mui, hereby certify that the foregoing Ordinance was introduced on the 12th day of May, 2025 and passed and adopted as an Ordinance of the City Council of the City of San Carlos at a regular meeting thereof held on the ____ day of ____, 2025 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

Exhibits:

- A. Zoning Map
- B. Planned Development Plan
- C. Findings for PD

EXHIBIT A - SAN CARLOS ZONING MAP

961- 967, 987, 1003, 1011, 1015, 1057 and 1075 Commercial Street; and
915, 921, 1015, 1055 and 1063 Old County Road

(APNs 046-162-010, 046-162-210, 046-162-270, 046-162-280, 046-162-290, 046-184-090,
046-184-110, 046-184-120, 046-184-280, 046-184-290 and 046-184-30)

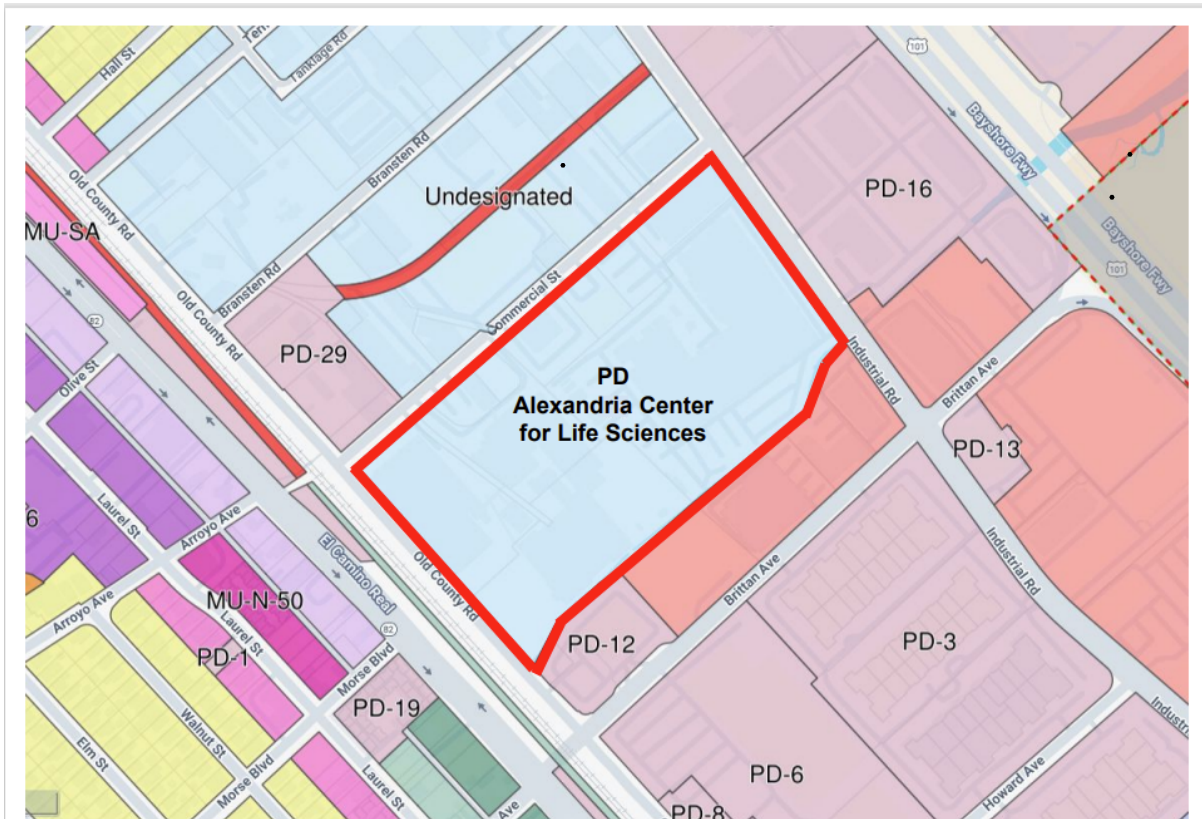


EXHIBIT B - PLANNED DEVELOPMENT PLANS