

**REQUIRED FINDINGS CITY COUNCIL CONSIDERATION
ALEXANDRIA CENTER FOR LIFE SCIENCE PROJECT**

Planned Development Zoning, Planned Development Plan and Sign Program Findings:

In considering whether to approve the Planned Development Zoning designation, Planned Development Plan and Sign Program, the City Council must consider the following findings.

A. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply.

Basis for Finding: The project is consistent with the General Plan, as outlined below under the heading "General Plan Policies", and the General Plan classification of Planned Industrial. The Planned Industrial land use designation permits research and development, biotech, light industrial, flex warehousing and related uses. Consistent with that description, the project would provide research and development uses and office uses, with related supporting uses. The project also complies with the Heavy Industrial District development standards except for height and floor area, which the proposed PD Ordinance would alter as allowed by the Municipal Code. The City does not have an adopted Specific Plan governing the project site, however the East Side Innovation District Vision Plan is considered a guiding document for development in the area. The project is consistent with the East Side Vision planning strategies within the area, including implementing the following: (1) Discovery Path through the site, (2) bike, pedestrian and landscape improvements along Commercial Street, (3) the East Side connect multi-modal street improvements along Old County Road, (4) Pulgas Creek improvements including adding a publicly accessible multi-use trail, (5) inclusion of a publicly accessible cafe and publicly accessible landscaped areas, (6) promoting environmental stewardship with solar panels, flood mitigation and plumbing for future recycled water, and (7) contribution towards community benefits.

B. The subject site is physically suitable for the type and intensity of the land use being proposed;

Basis for Finding: The proposed project is consistent with the applicable General Plan land use classification of Planned Industrial, which allows office, research and development, bio-tech, and light industrial, flex, warehousing and related uses. The office/research and development use would be compatible with other office/research and development uses in the surrounding area. The 25.34-acre site is large enough to accommodate the intensity of development while providing adequate landscaping, on-site amenities, adequate on-site circulation and emergency access. The project site is well served by transit and can be served by all required public utilities needed for the project.

C. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of PD plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

Basis for Finding: The City has undertaken an environmental review of the project as required by the California Environmental Quality Act (CEQA), including a preparing an Environmental Impact

Report and a separate Transportation Impact Analysis. The analysis concluded that there will not be a significant reduction in traffic levels of service associated with the project. There are no anticipated public service concerns associated with the project that would be detrimental to the public health, safety, or welfare.

D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

Basis for Finding: The project includes demolition of the existing buildings and construction of a campus for new office/ research and development uses, with supporting uses, landscaping and parking. As discussed above, the project's uses are compatible with the surrounding, mainly commercial land uses. In addition, the project has been designed to be in scale with other proposed developments in the area including approved development at 841 Old County Road and 1030 Brittan Avenue. The buildings are proposed to be setback from Commercial Street and Industrial Road. Street trees are included along Old County Road, Commercial Street and Industrial Road to screen the buildings. The project includes street, sidewalk and traffic signal improvements that will benefit surrounding land uses.

E. The development generally complies with applicable adopted design guidelines; and

Basis for Finding: The City does not have adopted design guidelines applicable to non-residential uses. The project has undergone review by City staff to ensure quality architecture and use of high quality materials. The architecture of each building in the campus will be visually interesting while maintaining consistent design themes for compatibility. The campus incorporates bird safe design into each building.

F. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors shall be considered:

- 1. Appropriateness of the use(s) at the proposed location.***
- 2. The mix of uses, housing types, and housing price levels.***
- 3. Provision of units affordable to persons and families of low and moderate income or to lower income households.***
- 4. Provision of infrastructure improvements.***
- 5. Provision of open space.***
- 6. Compatibility of uses within the development area.***
- 7. Creativity in design and use of land.***
- 8. Quality of design, and adequacy of light and air to the interior spaces of the buildings.***
- 9. Overall contribution to the enhancement of neighborhood character and the environment of San Carlos in the long term.***

Basis for Finding: The PD Zoning and PD Plan provide for a proposed development that is superior to a development that could occur under the standards applicable to the underlying Heavy Industrial District zoning. Unlike the underlying zoning, the PD District and PD Plan allow the project site to be designed as an integrated whole, where the buildings relate to each other and can be located in a manner that fosters a campus-like atmosphere. The PD District will allow an increase in building heights compared to the underlying zoning, resulting in more landscaped areas, including areas that will be open to the public. The intended use of the site for a

office/research and development campus is appropriate for the project site, which has long been used for commercial uses, surrounded predominantly by commercial/industrial uses, and located near transit. The project includes street and sidewalk improvements along Commercial Street, Old County Road and Industrial Road to implement the elements of the Bike and Pedestrian Master Plan and incorporate a Discovery Path through the site as identified in the Innovation District Vision Plan. The design of the campus is of high quality, with thoughtful placement of buildings relative to the existing urban fabric and each other. Building architecture uses a palette of high-quality materials and incorporates a variety of sustainable features, including bird-safe design. The design of the campus provides ample landscaped areas (over 20% of the site) that provide adequate light and air to the interior spaces of the buildings. The project also includes the contribution of community benefits, including on and off-site improvements to Pulgas Creek, a creekside trail, formation of a Transportation Management Association (TMA), provision of on-site art, Commercial Street improvements, financial contributions, and additional beneficial project features, including publicly accessible spaces and installation of green infrastructure, as detailed in the Development Agreement. Overall, the project will enhance the neighborhood character by converting an outdated, underused commercial site into a well-designed, modern office/research and development campus, that will provide economic development opportunities and enhance the environment in the long term through sustainable design features and on and offsite improvements, as well as its contribution of community benefits.

F. SIGN PROGRAM FINDINGS

1. The master sign program proposal is consistent with the San Carlos General Plan and the Zoning Code;
2. The design of the master sign program is appropriate to the City, the neighborhood, and the lots in which it is proposed;
3. The design of the master sign program proposal is compatible with its environment with respect to use, forms, materials, setbacks, location, height, design, or similar qualities; and
4. The proposed master sign program satisfies all rules stated in Municipal Code Chapter 18.22 (pursuant to the proposed PD Plan).

Basis for Finding: The proposed master sign program was submitted with the PD Plan application, including the size and location of all proposed signs. The master sign program for the Project campus includes building-mounted wall signs for tenants, building campus signage, campus monument signs at each street corner and wayfinding signs as outlined in the PD Plan. The building tenant signs are proposed with a maximum area of 150 square feet per sign and no more than two signs per building elevation. The future tenant signs require staff level review for consistency with the master sign program.

The master sign program has been reviewed for consistency with the General Plan and Zoning Code as well as compatibility with the City, neighborhood, and Project site and provides for comprehensive sign design to ensure consistency and compatibility across the Project site. Future staff level review will ensure consistency with the master sign program approved by the City.

GENERAL PLAN POLICIES

The Alexandria Center for Life Science site has a General Plan land use designation of Planned Industrial. The proposed project is generally consistent with the following General Plan Policies

- LU-5.2: Implement the City's adopted Economic Development Plan, which is updated annually as it relates to supporting the local economy.
- LU-5.3: Support and encourage businesses and land uses that contribute to the City's financial viability.
- LU-5.7: Support high-wage industries that provide quality jobs for workers at all education levels.
- LU-5.13: Consider use of multiple level parking facilities to provide increased space where available land is limited.
- LU-5.15: Promote economic revitalization on underutilized parcels designated for higher intensity land uses.
- LU-6.1: Support commercial/industrial activity and businesses on the East Side.
- LU-6.2: Prohibit the conversion of property designated for industrial/commercial land on the East Side to non-industrial/commercial uses. ·Ensure proposed new uses in the East Side do not introduce land use conflicts that would adversely impact industrial/commercial activities.
- LU-6.3: Support the expansion of key growth industries while maintaining the overall diversity of land uses within East Side employment areas.
- LU-6.6: Encourage new development on the East Side to feature high quality architecture that reinforces the character of the area.
- LU-8.1: Require all development to feature high quality design that enhances the visual character of San Carlos.
- LU-8.3: Encourage design features and amenities in new development and redevelopment, including, but not limited to:
 - Visual buffers.
 - Facilitation of pedestrian activity.
 - Distinctiveness and variety in architectural design
- LU-8.4: Promote pedestrian-scaled design through site planning, building design, finish details and landscaping for all types of development by requiring height and locational transitions between buildings of varied levels that are sensitive to the interrelationships of surrounding uses and structures, especially residential.
- LU-8.5: Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims.
- LU-8.8: Encourage design of convenient pedestrian walkways with shade and minimal tripping hazards, preferably with landscape buffers.
- LU-8.10: On all sides of buildings, require the incorporation of quality architectural design elements for all building façades and stepping back upper floors in order to reduce bulk and mass and to break up monotonous wall lines.
- LU-8.18: Encourage "green building" practices in new development and redevelopment, such as those that make a building more energy efficient and reduces its effect on human health and the environment through better siting, design, construction, maintenance and operation.
- LU-11.1: Require high quality design for buildings at visually significant locations in gateway areas.
- LU-11.2: Encourage design features, such as landscaping, art and displays in gateway areas that are welcoming, attractive and contribute to a unique sense of place.
- LU-11.3: Encourage distinctive architectural features, such as tower elements or a plaza at building entry, for buildings located at visually significant locations within gateway areas.
- CSH-3.1: Strive to reduce base-line and development-related traffic by 20 percent through public-private partnership efforts.

- CSH-3.2: Support city-wide efforts to reduce vehicular trips within and through the community.
- CSH-3.3 Support the incorporation of Transportation Demand Measures in new development to reduce traffic impacts.
- CSH-3.11: New developments and businesses shall be required to provide adequate loading, unloading and delivery areas, and/or shall be required to conduct such activities during nonbusiness/ peak hours
- EM-11.9 Coordinate with major employers, neighboring municipalities, transit agencies and providers to enhance regional transit and shuttle service.