

**REQUIRED FINDINGS FOR PLANNING COMMISSION CONSIDERATION
841 OLD COUNTY ROAD PROJECT**

Planned Development Zoning and Planned Development Plan Findings:

In considering whether to recommend the Planned Development Zoning designation and Planned Development Plan, 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 City does not have an adopted Specific Plans, 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 Discovery Path along Bransten Road, implementing the East Side connect multi-modal street, inclusion of an Activity Hub at the corner of Old County Road and Commercial Street, inclusion of a publicly accessible plaza space, promoting environmental stewardship and contribution towards community benefits. The project is consistent with the General Plan and the General Plan classification of Planned Industrial as outlined below. The project complies with the Heavy Industrial District development standards except for height, floor area and side yard setback.

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.

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 General Plan land use classification, which seeks to allow retail service, office, research and development and industrial uses. This designation offers maximum flexibility for non-residential use. The research and development use would be compatible with other research and development uses in the surrounding area. The 3.41-acre site is large enough to accommodate the intensity of development while providing adequate landscaping, adequate on-site circulation and emergency access.

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 complete Initial Study/Mitigated Negative Declaration 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 new research and development office/lab. The project has been designed to be in scale with other proposed developments in the area including proposed developments at 789 Old County Road and 987 Commercial Street. The upper level of the building steps back from Old County Road to reduce the apparent mass of the building. Street trees are included along Old County Road, Commercial Street and Bransten Road to further screen the building.

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

Basis for Finding: The City does not have adopted design guidelines. The project has undergone review by City staff to ensure quality architecture. The building is designed with large windows at the ground level and upper level stepbacks to reduce apparent building mass. The building color and materials are high quality and appropriate for the area.

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 proposed development complies with the development standards in the zoning code with the exception of height, floor area and exterior side yard setback. The property is located along Old County Road, Bransten Road and Commercial Street and is appropriate for higher intensity land use. The project includes contribution of community benefit that may be utilized to benefit the greater community.

Findings for Zoning Map Amendment:

- 1. The change in district boundaries is consistent with the purpose of this title to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.***

Basis for Finding: The change in district boundaries from Heavy Industrial to Planned Development maintains consistency with the underlying zoning land uses and development standards. The change in district boundaries is consistent with the zoning title and supports development of the site consistent with the economic development objectives of the City. The change in zoning will not impact public health, safety, peace, comfort and general welfare.

- 2. The change in district boundaries is necessary to achieve the balance of land uses desired by the City, consistent with the General Plan, and to increase the inventory of land within a given zoning district.***

Basis for Finding: The change in zoning district boundaries from Heavy Industrial to Planned Development is necessary to support the economic development of the site consistent with the General Plan. The Planned Development Zoning regulations for the site maintains consistency with the Heavy Industrial zoning designation land uses and development standards. The change in district boundaries also maintains consistency with the General Plan designation of Planned Industrial which permits research and development (R&D), biotechnology, light industrial, flex space, warehousing and related uses. The project is consistent with General Plan policies to encourage new commercial development to expand the City's tax base and to support the expansion of key growth industrials.