

**RESOLUTION NO. PC2022-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CARLOS RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING THE 405 INDUSTRIAL ROAD PLANNED DEVELOPMENT PLAN AND RELATED ZONING MAP AMENDMENT TO REZONE THE PROJECT SITE FROM LANDMARK COMMERCIAL (LC) ZONING DISTRICT TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT AND APPROVE THE DEVELOPMENT AGREEMENT AT 405 INDUSTRIAL ROAD (APN 046-051-080)**

WHEREAS, pursuant to Title 18 of the City of San Carlos Municipal Code (the "Zoning Code"), RMW Architecture Interiors, Inc. on behalf of MENLO BCSP 405 JV LLC, filed an application for approval of a Planned Development Plan and accompanying Zoning Map Amendment for the development of the Research and Development (Life Science) Project at 405 Industrial Road (APN 046-051-080);

WHEREAS, by Resolution PC2022-\_\_ adopted on September 19, 2022, the Planning Commission recommends the City Council adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and reporting Plan pursuant to the California Environmental Quality Act (CEQA) for the implementation of the mitigation measures outlined in the Mitigated Negative Declaration; and

WHEREAS, at a duly noticed public hearing held on September 19, 2022, the Planning Commission received public comments, and approved the: Design Review Permit, Dirt Haul Plan and the Transportation Demand Management Plan subject to the approval and effective date of the Planned Development Zoning and Planned Development Plan; and

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission recommends the City Council adopt the Ordinance (Attachment 1) adopting the Zoning Map Amendment to rezone the property at 405 Industrial Road from Landmark Commercial (LC) to Planned Development (PD) District (Exhibit A) and adopt the Plan of Development (Exhibit B) and approve the Development Agreement.

Passed and adopted as a Resolution of the Planning Commission of the City of San Carlos at a regular meeting thereof held on the 19th day of September 2022 by the following vote:

AYES COMMISSIONERS: \_\_\_\_\_

NOES, COMMISSIONERS: \_\_\_\_\_

ABSENT, COMMISSIONERS: \_\_\_\_\_

\_\_\_\_\_  
CHAIR of the Planning Commission

ATTEST:

\_\_\_\_\_  
Lisa Porras, Principal Planner

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE OF THE CITY OF SAN CARLOS APPROVING THE 405  
INDUSTRIAL ROAD PROJECT PLANNED DEVELOPMENT PLAN AND  
RELATED ZONING MAP AMENDMENT TO REZONE THE PROJECT SITE  
FROM LANDMARK COMMERCIAL (LC) TO PLANNED DEVELOPMENT (PD)  
AT 405 INDUSTRIAL ROAD (APN 046-051-080)**

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**RECITALS**

WHEREAS, pursuant to Title 18 of the City of San Carlos Municipal Code (the “Zoning Code”), RMW Architecture Interiors, Inc on behalf of MENLO BCSP 405 JV LLC filed an application for approval of a Planned Development Plan and accompanying Zoning Map Amendment for the development of the 405 Industrial Road Project (APN 046-051-080);

WHEREAS, by Resolution 2022-\_\_\_\_, adopted on September 19, 2022, the Planning Commission recommends the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Plan pursuant to the California Environmental Quality Act (CEQA) for the implementation of the mitigation measures outlined in the Mitigated Negative Declaration; and

WHEREAS, at a duly noticed public hearing held on September 19, 2022, the Planning Commission approved the Design Review Permit, Transportation Demand Management Plan and Grading and Dirt Haul Certificate; and

WHEREAS, by Resolution 2022-\_\_\_\_, adopted on September 19, 2022, the Planning Commission recommends the City Council approve the Zoning Map Amendment as set forth in Exhibit A to this Resolution and adopt the Planned Development (PD) Plan as set forth in Exhibit B to this Resolution; and

WHEREAS, the City Council of the City of San Carlos held a duly noticed public hearing on \_\_\_\_, 2022 to consider the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, the proposed Planned Development Plan and the proposed Zoning Map Amendment; and

WHEREAS, by Resolution 2022-\_\_\_\_, adopted on \_\_\_\_, 2022, the City Council adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan pursuant to the California Environmental Quality Act (CEQA) for the implementation of the mitigation measures outlined in the Mitigated Negative Declaration.

**NOW, THEREFORE BE IT RESOLVED** 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 Landmark Commercial (LC) District to Planned Development (PD) District (Exhibit A), by the adoption of a Planned Development Plan for the construction of a six-story Research and Development

building with a total of 292,612 square feet above grade at a height of 86'-10" to the roof parapet and 99'-10" to the top of roof equipment/mechanical screen with parking provided within the building structure and below grade, access to the site via Industrial Road driveway and landscaping improvements on the 2.41 acre site located at 405 Industrial Road (APN 046-051-080) as show on the plans prepared by RMW Architecture Interiors, Inc date August 8, 2022 (Exhibit B).

**SECTION 2:** That the City Council hereby adopts the Plan of Development filed as "405 Industrial Road Project" attached hereto as Exhibit B. This plan indicates the location of the proposed building, the size of the building, the parking to be provided and areas to be landscaped.

Standards of Development are as follows:

1. The land use regulations for the PD zone shall be those uses allowed in the Landmark Commercial (LC) Zoning District. Research and Development Use shall be considered a Permitted Use.
2. Life Science/Research and Development tenants shall be limited to Bio Safety Level 1 and 2. Businesses categorized as Bio Safety Level 3 and 4 are prohibited.
3. The building shall be situated on the property in accordance with the Plan of Development (attached hereto as Exhibit B) prepared by RMW Architecture Interiors, Inc dated August 8, 2022. This plan indicates the location of the building, the size of the building, the parking to be provided and areas to be landscaped.
4. Floor area and height of the building shall be provided in substantial compliance with the Plan of Development. The project shall comply with the current zoning standards in effect except as follows:
  - i. The maximum building height is limited to 86'-10" to the top of the roof parapet and 99'-10" to the top of the roof equipment/mechanical screen.
  - ii. The total allowed floor area for the site including the above grade parking is 292,612 square feet resulting in an FAR of 2.79.
  - iii. On-site landscaping shall be a minimum of 8% of the site area.
5. The project shall be constructed in accordance with all requirements of the Mitigated Negative Declaration, Mitigation Monitoring & Reporting Plan, Design Review Certificate, Transportation Demand Management Plan and Grading and Dirt Haul Certificate.

**SECTION 4:** 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 provisions of this Ordinance are 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:** 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.

Introduced this \_\_\_ day of \_\_\_, 2022

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 \_\_\_\_\_, 2022 by the following vote:

AYES, COUNCILMEMBERS:

NOES, COUNCILMEMBERS:

ABSENT, COUNCILMEMBERS:

Exhibit A: Zoning Map

Exhibit B: Planned Development Plan

SAN CARLOS ZONING MAP



405 Industrial (APN 046-051-080) zoned Planned Development (PD)

**EXHIBIT B**

**PLANNED DEVELOPMENT PLAN**

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