

**CITY COUNCIL FINDINGS
405 INDUSTRIAL ROAD PROJECT**

Planned Development Zoning and Planned Development Plan 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 enhancing Industrial Road as a green boulevard, locating taller buildings along Industrial Road and provision of community benefits. The project is consistent with the General Plan as described in the section above and the General Plan classification of General Commercial/Industrial does not have an intensity limitation. The project complies with the LC Zoning District development standards except for height, floor area and on-site landscaped area.

- 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 2.41-acre site is large enough to accommodate the intensity of development while providing limited landscaping, adequate on-site circulation and adequate 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 newer developments in the area including PAMF and Meridian 25 (825/835 Industrial Road). The upper level of the building steps back from Industrial Road to reduce the apparent

mass of the building. Planting is proposed to screen the balcony level and along the western side of the site as a green screen of the lower building levels.

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 project site is at a key location identified as a Landmark and Gateway site in the General Plan and Zoning Code. The consistent theme is that this site is a “gateway” to the City of San Carlos intended to be redeveloped with a substantial building. The building design along the rear of the site adjacent to US Highway 101 provide visual interest with the step backs and alternating glass finishes.

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 landscaped area. The property is located between Industrial Road, Holly Street and US Highway 101 and is appropriate for higher intensity land use. The project includes contribution of community benefit that may be utilized to benefit the adjacent neighborhood.