

**PLANNING COMMISSION – APRIL 24, 2013**  
**REQUIRED FINDINGS FOR PLANNED DEVELOPMENT:**

90-160 Albright Way and 14600 Winchester Boulevard

Planned Development Application PD-12-001

Architecture and Site Application S-12-078

Environmental Impact Report EIR-12-003

Requesting approval to modify the existing Planned Development to allow for redevelopment of the existing site with up to 550,000 square feet of new office/R&D buildings. An Environmental Impact Report (EIR) has been prepared as required by the California Environmental Quality Act (CEQA). APN's 424-31-053, 054, 063, 424-32-038, 045, 049, 054, 059, 060, 063.

PROPERTY OWNER: LG Business Park LLC

APPLICANT: John R. Shenk

**FINDINGS:**

**Required finding for CEQA:**

The Town Council must certify the EIR, make findings of fact addressing the significant impacts of the project, and adopt the MMRP.

**Required consistency with the Town's General Plan:**

The proposed Zone Change is consistent with the 2020 General Plan. See "Project Consistency" Analyses in Chapters 4.1 through 4.13 of Draft EIR and Final EIR Section 8.4.2, Master Responses, Land Use Planning, General Plan Consistency, the conclusions of which are incorporated herein by reference.

**Required consistency with the Town's Traffic Policy for community benefit:**

Projects that generate additional traffic of five or more peak hour trips may only be recommended for approval if the project's benefits to the community override the traffic impacts as determined by specific sections of the General Plan and/or any Specific Plan. If a project generates additional traffic of five or more peak hour trips the burden is on the applicant to cite economic or housing benefits to the Town and/or specific sections of the General Plan and any applicable Specific Plan that demonstrate the project's benefit to the Community which outweighs the traffic impact. The deciding body must make specific findings which demonstrate that the benefit(s) of the project outweigh the impact in order to approve the project.

This project will contribute increased economic development opportunities and tax revenue for the Town. It creates the opportunity for the Town to attract and retain high quality and sales generating companies. See the applicant's letter of justification (Exhibit 9 of the Planning Commission staff report for the April 24, 2013 meeting) and the fiscal

impact analysis prepared by EPS (Appendix T of Exhibit 2 of the Planning Commission staff report for the April 24, 2013 meeting).

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