

PLANNING COMMISSION – APRIL 24, 2013
REQUIRED FINDINGS FOR ARCHITECTURE AND SITE:

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 construct the improvements represented in Planned Development application PD-12-001 which allows for redevelopment of the existing site with up to 550,000 square feet of new office/R&D buildings, one parking garage and other site improvements. 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 findings for demolition of the existing commercial structures:

As required by Section 29.10.09030(e) of the Town Code for the demolition of commercial buildings:

1. The Town's housing stock will not be affected because no residential units will be demolished; and
2. The existing structures do not have any historic or architectural significance; and
3. The property owner does not desire to maintain the structures as they exist; and
4. The economic utility of the structures was considered. The existing structures do not meet the demands of corporate tenants seeking Class A office/R&D space and the structures have limited economic utility.

Required finding for consistency with the Commercial Design Guidelines:

Based on facts presented in the EIR and the Planning Commission staff report for the April 24, 2013 meeting, the project is consistent with the Common Design guidelines of the Commercial Design Guidelines.

Required finding for consistency with the Guidelines and Standards for Land Use Near Streams:

Based on facts presented in the EIR and the Planning Commission staff report for the April 24,

2013 meeting, the project is in substantial compliance with applicable provisions of the Guidelines and Standards for Land Use Near Streams.

Required finding for consistency with the Planned Development Ordinance:

The Architecture and Site application is consistent with the proposed Planned Development Ordinance.

CONSIDERATIONS

Required considerations in review of Architecture & Site applications:

As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.