



## STAFF REPORT CITY COUNCIL

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**DATE:** March 20, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Christopher L. Foss, City Manager

**SUBJECT:** Zeiss Innovation Center: Planned Development Zoning with a related Stage 1 and Stage 2 Development Plan (PLPA 2017-00025)  
*Prepared by: Martha Battaglia, Associate Planner*

### EXECUTIVE SUMMARY:

The City Council will hold a second reading and consider adopting an Ordinance amending the Zoning Map and approving a Planned Development Zoning District with a related Stage 1 and Stage 2 Development Plan for the Zeiss Innovation Center project.

The Zeiss Innovation Center project consists of a 433,090 square foot research and development campus comprised of two buildings, a parking structure, and associated site, frontage, and landscape improvements to be built in two phases. On March 6, 2018, the City Council introduced an ordinance approving a Planned Development Rezone with a Stage 1 and Stage 2 Development Plan for the entire 11.36 acre site. The City Council also approved a Site Development Review Permit for Phase 1, which includes a 208,650 square foot research and development building, surface parking and related site improvements and approved a Supplemental Mitigated Negative Declaration that was prepared for the project under the California Environmental Quality Act.

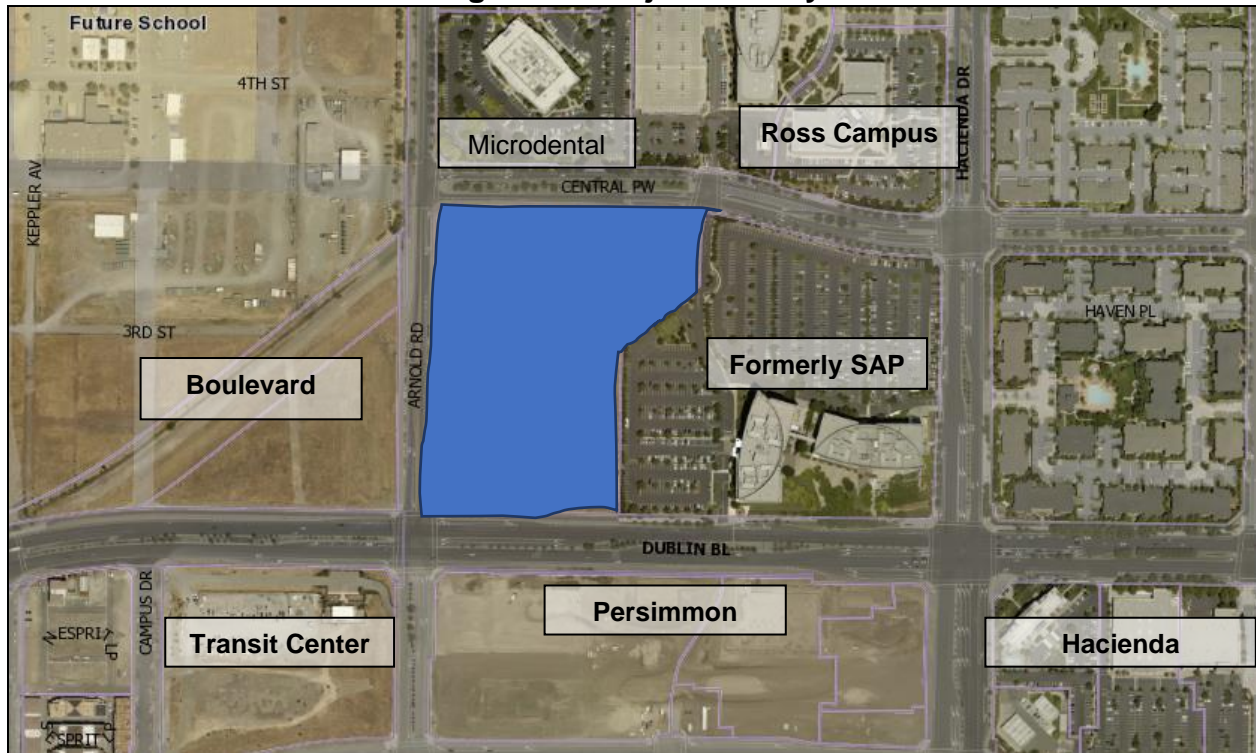
### STAFF RECOMMENDATION:

Waive the reading and adopt an **Ordinance** Amending the Zoning Map and Approving a Planned Development Zoning District with a related Stage 1 and Stage 2 Development Plan for the Zeiss Innovation Center.

### DESCRIPTION

The project site is approximately 11.36 acres of land located on the northeast corner of Dublin Boulevard and Arnold Road, as shown in the vicinity map below. The site, which is referred to as Site 15A, is currently owned by the Alameda County Surplus Property Authority and will be sold to the Applicant. The property has a General Plan and Eastern Dublin Specific Plan land use designation of Campus Office, which allows for the development of a “campus-like setting for office and other non-retail commercial uses.” Typical uses include professional and administrative offices, research and development, business and commercial services, and limited light manufacturing.

**Figure 1: Project Vicinity**



The Applicant, Carl Zeiss Inc., plans to consolidate several of their northern California facilities in Dublin. To accommodate this, they are proposing a campus office development of up to 433,090 square feet on Site 15A. The project would include two contemporary office buildings, a parking structure and associated site, frontage and landscape improvements to be constructed in two phases. Please refer to Attachment 1 for a complete description of the project.

On March 6, 2018, the City Council held a public hearing to consider the proposed project (Attachment 2). At that meeting, the City Council waived the reading and introduced an Ordinance to adopt a Planned Development Rezone with a related Stage 1 and Stage 2 Development Plan. The City Council also adopted resolutions adopting a Supplemental Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving a Site Development Review Permit for Phase 1 of the Zeiss Innovation Center project.

This evening the City Council will consider adopting the Ordinance approving the Planned Development Zoning District with a related Stage 1 and Stage 2 Development Plan for the Zeiss Innovation Center project (Attachment 3).

**ATTACHMENTS:**

1. Planning Commission Staff Report dated February 13, 2018, without Attachments
2. City Council Staff Report dated March 6, 2018, without Attachments
3. Ordinance Adopting Planned Development Zoning for the Zeiss Innovation Center