

FILE NO. PDC15-058

DEVELOPMENT STANDARDS

* In any case where graphic plans and text may differ, this text take precedence.

I. USES

1. THE COMMERCIAL OFFICE/RESEARCH & DEVELOPMENT AREA SHALL PERMIT PROFESSIONAL AND/OR RESEARCH & DEVELOPMENT OFFICES AND PARKING STRUCTURE USES. ALL USES PERMITTED UNDER THE IP INDUSTRIAL, CO COMMERCIAL OFFICE, AND CP COMMERCIAL PEDESTRIAN DISTRICTS ARE ALSO PERMITTED. DAY CARE, CONFERENCING, DINING ROOMS, PERSONAL BUSINESS SERVICE RETAIL, RESTAURANTS AND SATELLITE AND BROADCAST RECEPTION FACILITY(IES) ARE ALSO PERMITTED IN THE COMMERCIAL OFFICE/RESEARCH & DEVELOPMENT AREAS. ALSO PERMITTED WITHIN THE COMMERCIAL OFFICE/RESEARCH & DEVELOPMENT AREA INCLUDING BUT NOT LIMITED TO DINING ROOM, HEALTH CLUB, CONFERENCE FACILITIES, AND MEETING ROOMS.

2. THE COMMERCIAL/HOTEL AREA SHALL PERMIT A MAXIMUM 175-ROOM HOTEL, INCLUDING RESTAURANT/DINING AND MEETING ROOMS, POOL, GARDEN AND RECREATION AREAS, COMMERCIAL SERVICE, RETAIL AND ANY SUPPORT SERVICES ESSENTIAL TO THE OPERATION OF THE HOTEL. ALSO PERMITTED WITHIN THE COMMERCIAL/HOTEL AREA ARE COMMON FACILITIES SUPPORTING THE COMMERCIAL OFFICE/RESEARCH & DEVELOPMENT AREA INCLUDING BUT NOT LIMITED TO DINING ROOM, HEALTH CLUB, CONFERENCING FACILITIES & MEETING ROOMS.

3. THE OPEN SPACE PRESERVE SHALL BE SET ASIDE FOR ENVIRONMENTAL AND EDUCATIONAL USES.

II. DEVELOPMENT STANDARDS

1. DEVELOPMENT SIZE AND DENSITY

A. A MAXIMUM OF 1,090,000 GROSS SQUARE FEET (GSF) SHALL BE PERMITTED OF OFFICE/RESEARCH & DEVELOPMENT (R&D) USES.

B. PARKING SPACES SHALL BE PER THE ZONING CODE (OR AS AMENDED), AT GRADE AND IN THE PARKING STRUCTURE WITHIN THE COMMERCIAL OFFICE/RESEARCH & DEVELOPMENT ZONE.

C. A MAXIMUM 175 ROOM HOTEL INCLUDING DINING ROOMS, POOL AND GARDEN AREAS, AND ANY SUPPORT SERVICES REQUIRED FOR THE OPERATION OF THE ESTABLISHMENT.

2. HEIGHT

A. NO BUILDING TO EXCEED 90' IN HEIGHT TO TOP OF PARAPET. ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. SUCH EQUIPMENT AND SCREEN WALLS SHALL BE EXEMPT FROM THE HEIGHT LIMIT, BUT SHALL NOT EXCEED 16'-0" IN HEIGHT ABOVE THE ROOF.

3. PERIMETER BUILDING SETBACKS

A. SETBACK FROM THE EAST PROPERTY LINE SHALL BE 20'-0" MINIMUM.

B. OFFICE/R&D BUILDINGS TO HAVE A MINIMUM SEPARATION OF 40 FEET. FUTURE SUBDIVISIONS WILL RESULT IN A MINIMUM SETBACK OF 20 FEET FROM ALL PARCEL LINES.

C. A 60' SETBACK FROM PERIMETER PROPERTY LINES ALONG HIGHWAY 237 AND SAN TOMAS AQUINO CREEK SHALL BE MAINTAINED.

D. THE RIPARIAN SETBACK FROM THE GUADALUPE RIVER SHALL BE 100' WITH THE FOLLOWING EXCEPTIONS:

4. OFF-STREET PARKING & LOADING

A. THE FOLLOWING MINIMUM OFF-STREET PARKING REQUIREMENTS SHALL BE USED FOR THE OFFICE/RESEARCH & DEVELOPMENT USES: CITY OF SAN JOSE PARKING STANDARDS TO BE MET; AS AMENDED:

B. THE HOTEL SHALL MAKE USE OF PARKING PROVIDED FOR THE OFFICE/RESEARCH & DEVELOPMENT; NO ADDITIONAL PARKING IS REQUIRED FOR THE HOTEL.

C. A MINIMUM OF ONE OFF-STREET LOADING SPACE IS REQUIRED FOR EACH OFFICE/RESEARCH & DEVELOPMENT BUILDING, AND TWO SPACES ARE REQUIRED FOR THE HOTEL.

5. PATHS AND BIKEWAYS

A. A NETWORK OF PATHWAYS CONNECTING TO THE SIDEWALKS ALONG INTERNAL PRIVATE STREETS SHALL BE PROVIDED TO CONNECT THE PLANNED DEVELOPMENT TO OTHER LOCAL AND REGIONAL PATHS AND BIKEWAYS.

B. A HIERARCHY OF MAJOR AND MINOR PRIVATE INTERNAL CIRCULATION STREETS AS ILLUSTRATED ON THIS PLAN SHALL BE MAINTAINED AS ILLUSTRATED ON THE PREVIOUSLY APPROVED PLAN SET PDC99-044 AND

CARRIED THROUGH ONTO THE CURRENT PLAN SET FOR FILE NUMBER PDC15-058.

III. EASEMENTS

STRUCTURES TO BE CLEAR OF ALL P.U.C. EASEMENTS & RIPARIAN AREAS AS ILLUSTRATED ON THE LAND USE PLAN.

IV. PERFORMANCE STANDARDS

OFFICE USE/HOTEL USE

ALL OFFICE DEVELOPMENT SHALL CONFORM TO THE PERFORMANCE STANDARDS OF THE IP INDUSTRIAL PARK ZONING DISTRICT AS AMENDED.

V. OFF-SITE IMPROVEMENTS

1. NORTH SAN JOSE DEFICIENCY PLAN

THIS PROJECT IS LOCATED ADJACENT TO THE NORTH SAN JOSE DEFICIENCY PLAN AREA AND IS SUBJECT TO THE DEFICIENCY PLAN'S SITE ACTIONS IN ADDITION TO PARTICIPATING IN THE PAYMENT OF THE NORTH SAN JOSE DEFICIENCY PLAN FEE PRIOR TO PUBLIC WORKS CLEARANCE.

VI. ENVIRONMENTAL MITIGATION

1. IMPLEMENT THE SUBSEQUENT ADOPTED MITIGATION MONITORING AND REPORTING PROGRAM, AS AMENDED.