



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: January 31, 2018

COUNCIL DISTRICT: 4

SUBJECT: PDC17-026. PLANNED DEVELOPMENT REZONING FROM THE INDUSTRIAL PARK IP(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE INDUSTRIAL PARK IP(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 100,000 SQUARE FEET FOR COMMERCIAL USES AND A HOTEL WITH UP TO 250 ROOMS ON AN APPROXIMATELY 14.0-GROSS ACRE SITE (370 WEST TRIMBLE ROAD).

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Bit-Badel absent) to recommend that the City Council approve an ordinance adopting the proposed Planned Development Rezoning and Development Standards as described in the attached staff report and as recommended by staff with a modification to the General Development Plan to include industrial and commercial performance standards.

OUTCOME

If City Council approves an ordinance adopting the proposed Planned Development Rezoning and Development Standards, the applicant will be able to implement the zoning and develop up to 100,000 square feet for commercial uses and a hotel with up to 250 rooms that is consistent with the proposed Development Standards and the General Plan Land Use/Transportation Diagram designation of Industrial Park.

BACKGROUND

On January 10, 2018, the Planning Commission held a Public Hearing to consider the proposed Rezoning. The Planning Commission recommended approval of the proposed Rezoning.

The item was on the Consent Calendar and staff provided an update to the Commissioners regarding an addition to the Development Standards that requires any use or development within the Planned Development Zoning District conform to the Performance Standards in the Municipal Code for both Commercial and Industrial uses. This addition to the Development Standard is intended to ensure

that any future use on the site does not create a public or private nuisance to sensitive commercial uses, such as child care or medical offices. There was no other discussion and the item remained on the consent agenda.

Staff clarified that the agenda and Planning Commission staff report incorrectly referenced the base district in the new rezoning. The correct base district of the Planned Development Zoning is Industrial Park Planned Development IP(PD) Zoning District.

ANALYSIS

A complete analysis of the issues regarding this project, including Envision San José 2040 General Plan conformance is contained in the attached Planning Commission Staff Report.

EVALUATION AND FOLLOW UP

If the Rezoning is approved, the applicant will be required to obtain a Planned Development Permit to redevelop the site with up to 100,000 square feet for commercial uses and a hotel with up to 250 rooms. The applicant has not yet filed a Planned Development Permit.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy, in that notices for the public hearings for the project were mailed to the owners and tenants of all properties located within 1000 feet of the project site. A community meeting was held on September 6, 2017, at the Elan Apartment Community Room. Notice of the community meeting was posted on the City's website and a notice was sent to property owners within 1,000 feet of the subject site. There were approximately 20 community members in attendance at the meeting. There was a mix of support for additional commercial/retail use in the area and concerns were raised regarding the potential traffic impacts. The applicant stressed that the proposed project will provide additional commercial/retail amenities that are severely lacking in this area; however, the applicant shared that there is no assurance that the area could support the community's desire for a large-format grocery store. An electronic version of this memorandum has been available online, accessible from the City Council Agenda for the hearing on February 13, 2018. Staff has been available to discuss the proposal with members of the public.

COORDINATION

Preparation of this memorandum has been coordinated with the City Attorney's Office.

CEQA

An Addendum to the to North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), and the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto was prepared for the project under the provisions of the environmental review requirements of the California Environmental Quality Act of 1970, as amended (CEQA), including the state and local implementing regulations. The CEQA Guidelines Section 15162 states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that either substantial changes are proposed to the project which will require major revisions to the previous EIR, substantial changes will occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR, or new information of substantial importance is available.

The purpose of this Addendum is to evaluate the environmental impacts of the subject Planned Development Rezoning to be considered for recommendation for approval to the City Council. The project was found to be consistent with the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), and Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto and would not result in any new environmental impacts not previously disclosed.

The Initial Study, Addendum, and reference documents are available for review on the Planning web site at: <http://www.sanjoseca.gov/index.aspx?NID=2434> under File No. PDC17-026.

/s/
ROSALYNN HUGHEY, SECRETARY
Planning Commission

For questions, please contact Planning Official, Steve McHarris, at (408) 535-7819.

Attachment: Planning Commission Staff Report
Revised Draft Development Standards



PLANNING COMMISSION STAFF REPORT

File Nos.	PDC17-026
Applicant	Jason Victor, Ken Kay Associates
Location	Southwest corner of West Trimble Road and Orchard Parkway (370 West Trimble Road)
Existing Zoning	IP(PD) Planned Development (File No. PDC93-017)
Proposed Zoning	IP(PD) Planned Development
Council District	4
Historic Resource	None
Annexation Date	December 3, 1971 (Orchard No. 50)
CEQA	Addendum to the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768) and Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San Jose 2040 General Plan Supplemental Final Environmental Impact Report (Resolution No. 77617) and Addenda thereto.

APPLICATION SUMMARY:

File No. PDC17-026: Planned Development Rezoning from the Industrial Park Planned Development IP(PD) Zoning District to Commercial Neighborhood Planned Development IP(PD) Zoning District to allow up to approximately 100,000 square feet for commercial uses and up to a 250-room hotel on an approximate 14.0-gross acre site.

RECOMMENDATION:

Planning staff recommends that the Planning Commission recommend to the City Council the following actions:

1. Consider the 370 West Trimble Road Rezoning Addendum to the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768) and the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto in accordance with the California Environmental Quality Act; and
2. Adopt a Resolution approving the Addendum and adoption of the Planned Development Rezoning Ordinance rezoning approximately 14.0-gross acre site located at the Southwest corner of West Trimble Road and Orchard Parkway (370 West Trimble Road) from the Industrial Park Planned Development IP(PD) Zoning District to Commercial Neighborhood Planned Development IP(PD) Zoning District to authorize up to approximately 100,000 square feet for commercial uses and up to a 250-room hotel.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Industrial Park ☒ Consistent ☐ Inconsistent	
Consistent Policies		IE-1.3, IE-1.5, LU-2.0	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Industrial Park	IP Industrial Park	Offices / R&D Buildings
South	Industrial Park & (A Pending GP Amendment to Combine Industrial/Commercial)	HI Heavy Industrial	Offices / R&D Buildings
East	Transit Employment Center	IP(PD) Planned Development (File No. PDC15-056)	Vacant and Office Buildings
West	Industrial Park & (A Pending GP Amendment to Combine Industrial/Commercial)	LI Light Industrial, AP(PD) Planned Development (File Nos. PDC75-097 & PDC71-116)	Office / R&D Buildings

RELATED APPROVALS	
Date	Action
08/31/16	Live Tree Removal Permit approved to allow the removal of 34 ordinance-sized Willow Trees ranging in circumference from approximately 56 to 82 inches and four non-ordinance sized trees, from the parking lot of an existing R&D development (File No. PDA94-016-06).
7/21/94	Planned Development Permit approved to develop a Research and Development and Office Building. (File PD94-016)

PROJECT DESCRIPTION

On June 21, 2017, a Planned Development Rezoning application was filed to allow up to approximately 100,000 square feet for commercial uses and up to a 250-room hotel on an approximate 14.0-gross acre site. The rezoning would facilitate a future Planned Development Permit to provide additional commercial/offices and hotel uses to within the North San José Area Development Policy. It would rezone a 14.0-gross acre portion of an existing 40.92-gross acre IP(PD) Planned Development Zoning District. This rezoning would permit additional commercial uses that are currently not allowed in the existing Planned Development Zoning District or the IP Industrial Park conventional zoning district.

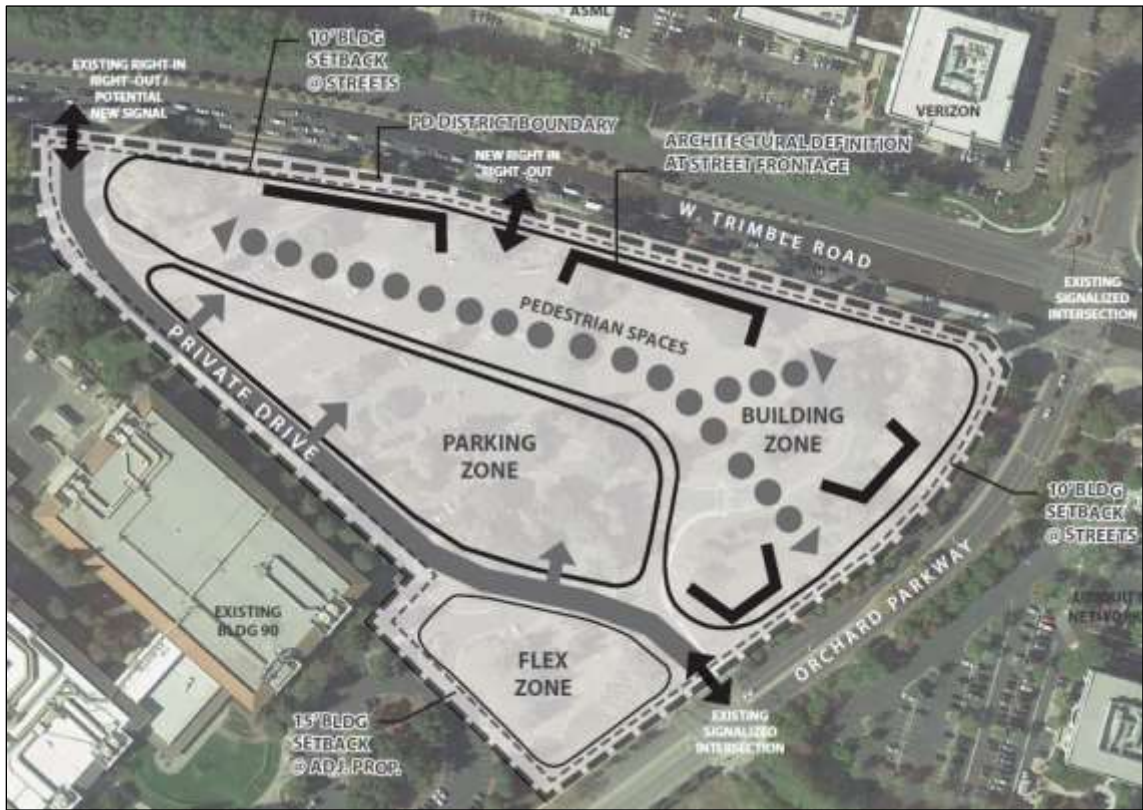


Figure 1: Conceptual Site Plan (larger plan set attached to Staff Report)



Figure 2: Aerial of Subject Site

Site Location and Surrounding uses:

The subject site is a 14.0 gross acre northeast portion of the existing Lumiled office, research and development campus. The site is currently developed with surface parking, landscaping and trees, and abuts West Trimble Road and Orchard Parkway. To the north of West Trimble Road

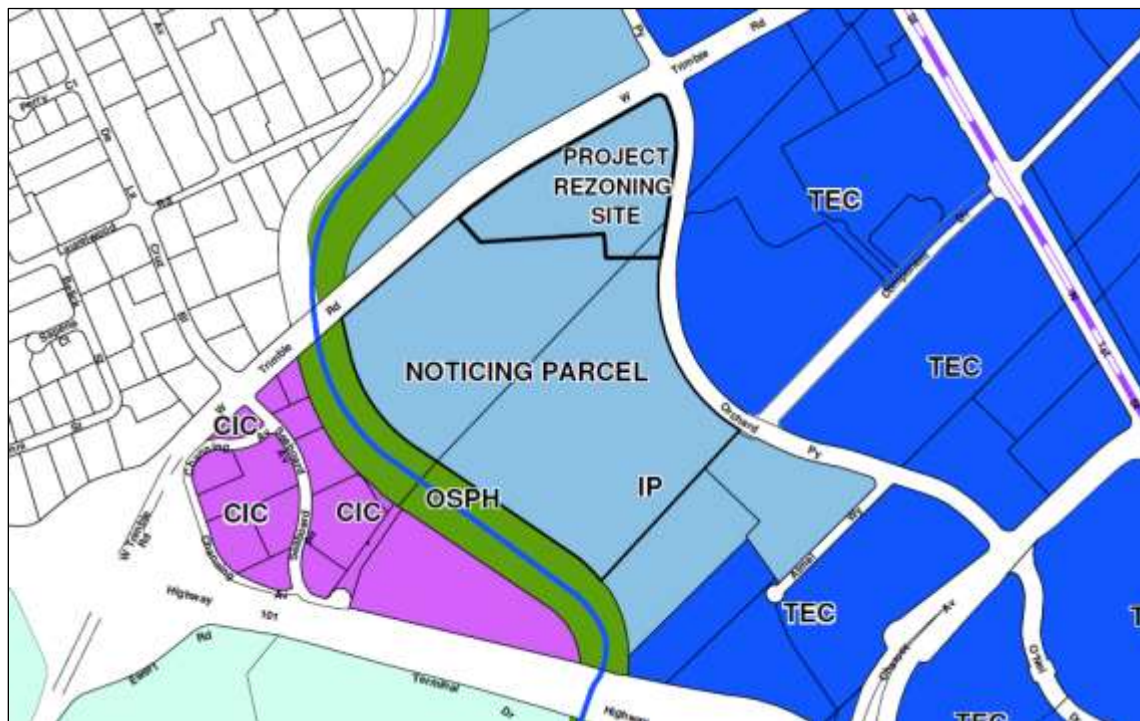
are existing office and research development buildings. To the east across Orchard Parkway are surface parking lots, office, research and development buildings, and vacant parcels. To the south and west is the existing Lumiled facility and surface parking. The project site is approximately 1,500 feet away from the Bonaventura Santa Clara Valley Transportation Authority light rail station.

ANALYSIS

Planned Development Rezoning was analyzed with respect to conformance with the Envision San José 2040 General Plan, North San José Area Development Policy, Zoning Ordinance, and CEQA.

Envision San José 2040 General Plan Conformance

The Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation for the subject site is Industrial Park. The Industrial Park designation was intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. Industrial uses are consistent with this designation insofar as any functional or operational characteristics of a hazardous or nuisance nature can be mitigated through design controls. Areas designated as Industrial Park also allow commercial support uses. Additionally, the City Council has adopted modifications to the General Plan Industrial Park land use designation to allow additional flexibility for retail and service commercial uses within the North San José Area Development Policy Area. Analysis for consistency with the North San José Area Development Policy is in the section following the General Plan Conformance. The subject rezoning is consistent with the Industrial Park land use designation and the following General Plan Policies.



IP: Industrial Park	TEC: Transit Employment Center
CIC: Combined Industrial/Commercial	OSPH: Open Space, Parklands and Habitat

Figure 3: General Plan Map of Project Site and Surroundings

1. Land Use and Employment IE-1.3: As part of the intensification of commercial, Village, Industrial Park and Employment Center job Growth Areas, create complete, mixed-employment areas that include business support uses, public and private amenities, child care, restaurants and retail goods and services that serve employees of these businesses and nearby businesses.
2. Land Use and Employment IE -1.5: Promote the intensification of employment activities on sites in close proximity to transit facilities and other existing infrastructure, in particular within the Downtown, North San José, the Berryessa International Business Park and Edenvale.
3. Growth Areas Land Use Goal LU-2: Focus new growth into identified Growth Areas to protect the quality of existing neighborhoods, while establishing new mixed use neighborhoods with a compact and dense form that is attractive to the City's projected demographics i.e., a young and senior population, and that supports walking, provides opportunities to incorporate retail and other services in a mixed-use format, and facilitates transit use.

Analysis: The subject site is surrounded by other industrial and office uses that would be able to utilize the proposed commercial uses on the subject site to provide additional amenities to the existing and future employment work force. The subject site is located within the North San José Area Development Policy, which is an existing designated growth area. The project would help create complete and mixed-employment areas that provide additional commercial amenities for existing, commercial, office and residential uses in the surrounding area. The project would facilitate a commercial development near transit services and the subject size is approximately 1,500 feet from the Bonaventura light rail station.

North San José Area Development Policy Plan Conformance

The City developed several policy documents in order to guide the ongoing growth and development of the North San Jose area as a key employment center for San Jose. The North San Jose Area Development Policy works in conjunction with the General Plan to facilitate employment and development in North San Jose. The Policy currently identifies development of up to 2.7 million square feet of new commercial uses and 1,000 hotel rooms. This capacity is split between 1.7 million square feet of "local serving" retail as defined in the Policy, which is categorized as smaller retail or service establishments that are intended to support the industrial and residential uses within the policy area. The remaining 1 million square feet is for the development of large-scale regional retail establishments of over 100,000 square feet that draws from a regional customer base. The proposed rezoning is consistent with the goals and policies of the Plan to provide additional commercial/retail and hotel amenities to both support the local industrial, office, commercial and residential uses in the area, facilitate a regional draw, and provide additional opportunity to utilize the nearby transit services. There is currently approximately 488 hotel rooms of available capacity in the area and approximately 1.6 million square feet of local serving retail capacity in the plan.

Over the past 10 years, the area has experienced extensive residential development as part of the buildout of Phase 1 of the North San José Area Development Policy, with the construction of almost all of the 8,000 new residential units in Phase I. Yet the area remains relatively underserved by retail amenities to serve the residential and workforce population. Attracting a wide range of retail amenities that support a diverse population of residents and workers will help North San Jose realize its full potential as a vital mixed use employment district. The proposed rezoning would facilitate additional new commercial and retail uses on the site that

would create a mix of commercial and offices use that is within walking distance of existing transit facilities.

Zoning Code Conformance

The site is currently in the IP(PD) Planned Development Zoning District, which does not permit commercial and retail use on the subject site. The PD rezoning would allow flexibility for a mix of commercial and industrial uses that would be consistent with the San José Area Development Policy while further allowing shorter setbacks on the street frontage and further encourages pedestrian connectivity and placemaking opportunities. The conceptual site plan illustrates a potential site layout in which the buildings are placed closer to the street, a potential pedestrian spine connects the commercial and retail use on site and promotes activity with the existing industrial uses nearby. Additionally, the development standards would permit breweries and wineries to further diversify the commercial and employments uses in North San José.

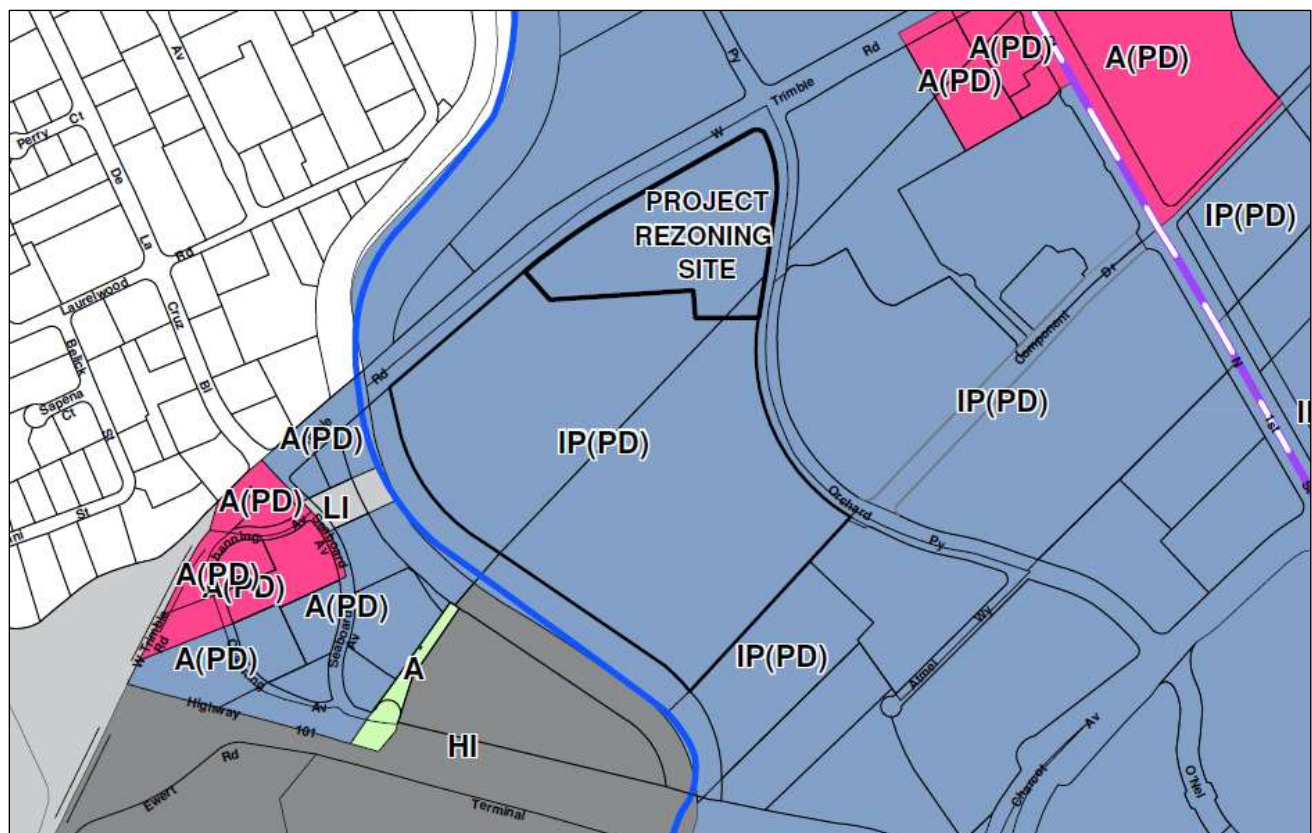


Figure 4: Zoning Map

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An Addendum to the to North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), and the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto was prepared for the project under the provisions of the environmental review requirements the California Environmental Quality Act of 1970, as amended (CEQA), including the state and local implementing regulations. The CEQA Guidelines Section 15162 states that when an EIR has been certified, no subsequent EIR shall be prepared for that project unless the lead agency determines that either substantial changes are proposed to the project which will require major revisions to the previous EIR, substantial changes will occur with respect to the circumstances under which the project is

undertaken which will require major revisions of the previous EIR, or new information of substantial importance is available.

The purpose of this Addendum is to evaluate the environmental impacts of the subject Planned Development Rezoning to be considered for recommendation for approval to the City Council.

The project was found to be consistent with the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), and Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto and would not result in any new environmental impacts not previously disclosed.

The Initial Study, Addendum, and reference documents are available for review on the Planning web site at: <http://www.sanjoseca.gov/index.aspx?NID=2434> under File No. PDC17-026.

PUBLIC OUTREACH

A community meeting was held on September 6, 2017 at the Elan Apartment Community Room. The community meeting was posted on the City's website and a notice was sent to property owners within 1,000 feet of the subject site. There were approximately 20 community members in attendance at the meeting. There was a mixture of support for additional commercial/retail use in the area and concerns were raised regarding the potential traffic impacts. The applicant stressed that the proposed project will provide additional commercial/retail amenities that are severely underserved in this area but they cannot assure that it can support their desire for a large-format grocery store.

Staff followed Council Policy 6-30: Public Outreach Policy in order to inform the public of the proposed project. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The staff report is posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Tong (John) Tu

Approved by:  , Division Manager for Rosalynn Hughey,
Interim Planning Director

Date: 12/21/2017

Attachments:

- A. Draft Development Standards
- B. Draft Ordinance
- C. Reduced Plan Sets

Owner:	Applicant:
370 West Trimble Rd Corp, 3000 Minuteman Road Andover, Massachusetts 01810	Jason Victor 1045 Sansome Street, Studio 321 San Francisco, CA 94111

DRAFT DEVELOPMENT STANDARDS
FILE NO. PDC17-026
(WEST TRIMBLE ROAD)
IP(PD) PLANNED DEVELOPMENT ZONING DISTRICT

**In any cases where the graphic plans and text may differ, this text takes precedence. **

ALLOWED USES

- Shall conform to those identified for the CN - Commercial Neighborhood Zoning District in the current San José Municipal Code, and as may be amended in the future, except that wineries and breweries are permitted with the approval of a Planned Development Permit. No drive-through or vehicle-oriented uses are permitted. All Conditional and Special Uses shall require the approval of a Planned Development Permit.

DEVELOPMENT STANDARDS

DEVELOPMENT CAPACITY

- Up to 100,000 Gross Square Feet and additionally a hotel with up to 250 rooms.

SETBACKS:

At a minimum, buildings and surface parking lots shall meet the following setback requirements:

	Minimum Perimeter Setbacks (Feet)
	Building and Permanent Structure Setbacks
West Trimble Road	10
Orchard Parkway	10
Adjacent Property	15

Note 1: Setbacks are measured from the property/right-of-way line, curb of private street, and/or adjacent parcel boundary.

Note (overall): Minimum setback may be encroached up to 5' for up to 25% of building length so long as overall average of the setback meets the listed minimum dimension.

MAXIMUM BUILDING HEIGHT:

- 150 feet, per the San José Municipal Code, Title 20, as may be amended.
 - 150' per General Plan for site within reasonable walking distance from light-rail stations (within 2,000 ft) located within the North San Jose Area Development Policy

VEHICLE AND BICYCLE PARKING REQUIREMENTS:

- Per the San José Municipal Code, Title 20, as may be amended.
- Or a 1 space per 225-square feet of commercial/industrial use with the approval of a Planned Development Permit with shared parking conditions.

SITE DESIGN

- The site shall incorporate pedestrian space or corridor as part of the site design

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING CERTAIN REAL PROPERTY OF APPROXIMATELY 14.0-GROSS ACRE SITUATED ON THE SOUTHWEST CORNER OF WEST TRIMBLE ROAD AND ORCHARD PARKWAY (370 WEST TRIMBLE ROAD) FROM THE IP(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE IP(PD) PLANNED DEVELOPMENT ZONING DISTRICT.

WHEREAS, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described (“Subject Property”); and

WHEREAS, an Addendum to North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768) Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 77617) and Addenda thereto, all in conformance with the California Environmental Quality Act of 1970 (CEQA), as amended, was prepared and approved by the City Council on February 13, 2017, for the subject rezoning; and

WHEREAS, the City Council of the City of San José is the decision-making body for the proposed subject rezoning to IP(PD) Planned Development Zoning District; and

WHEREAS, this Council of the City of San José has considered, and approves the application and use of said Addendum as the appropriate environmental clearance for the proposed project prior to taking any approval actions on the project;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. The recitals above are incorporated herein.

SECTION 2. All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as IP(PD) Planned Development Zoning District. The base district zoning of the subject property shall be the IP Industrial Park Zoning District. The Planned Development zoning of the subject property shall be that development plan for the subject property entitled, "350/370 West Trimble Road Planned Development Rezoning, dated September 22, 2017 ("General Development Plan").

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 3. The district map of the City is hereby amended accordingly.

SECTION 4. The land development approval that is the subject of City File No. PDC17-026 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to

meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

PASSED FOR PUBLICATION of title this _____ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

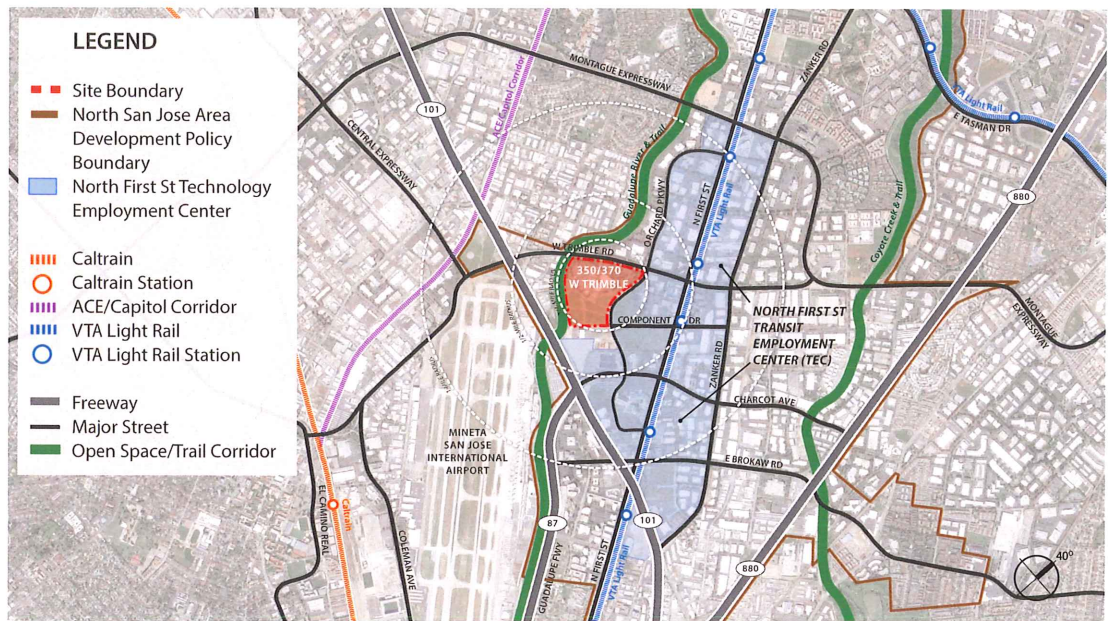
ATTEST:

TONI J. TABER, CMC
City Clerk

350/370 West Trimble Road

San Jose, California

Planned Development Rezoning General Development Plan



Area Context Plan



Aerial Looking Southeast

PROJECT DESCRIPTION

LBA Realty, LLC is requesting a Planned Development Rezoning for a 14 -acre portion of their 68-acre holding within the North San Jose Development Policy Area (NSJDPA). Although this property is with the policy area, it is outside of the North First Transit Employment Center.

The purpose of this Planned Development Rezoning is to create the necessary zoning entitlement to allow the creation of commercial, retail, restaurant, hotel and other similar uses to serve the local neighborhood / surrounding employment district consistent with the development policy intent of the NSJDPA.

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OWNER / APPLICANT

LBA Realty, LLC
One Embarcadero Center, Suite 710
San Francisco, CA 94111
(415)981-9179
Contact: Scott Landsittel, Vice President - Transactions

CONSULTANTS

Master Planning /Urban Design
KenKay Associates
1045 Sansome Street, Studio 321
San Francisco, CA 94111
(415) 956-4472
Contact: Jason Victor, Principal

Environmental
David J Powers Associates
1871 The Alameda, Suite 200
San Jose, CA 95126
(408) 248-3500
Contact: Jodi Starbird, Principal

SITE DESCRIPTION

Existing GP Designation: Industrial Park (IP)
Existing Zoning: IP(PD) File No. PDC93-017
Proposed Zoning: PD (Planned Development)

APN: 101-02-013, 101-02-014

STATEMENTS & TABLES

Overall LBA Property: 70.4 Acres (Gross) / 68.0 Acres (Net)
Proposed PD District: 14 Acres

PRIOR APPROVALS

PDA 94-016-06 (Live Tree Removal)
PDA 94-016-05
PDA 94-016-04
PDA 94-016-03
PDA 94-016-02
PDA 94-016-01
PDC 93-017

350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:

KEN KAY
ASSOCIATES



Master Planning
Urban Design
Landscape Architecture
www.kenkaysf.com

File No:

PDC 17-026

Submittal/Date:

Initial June 21, 2017

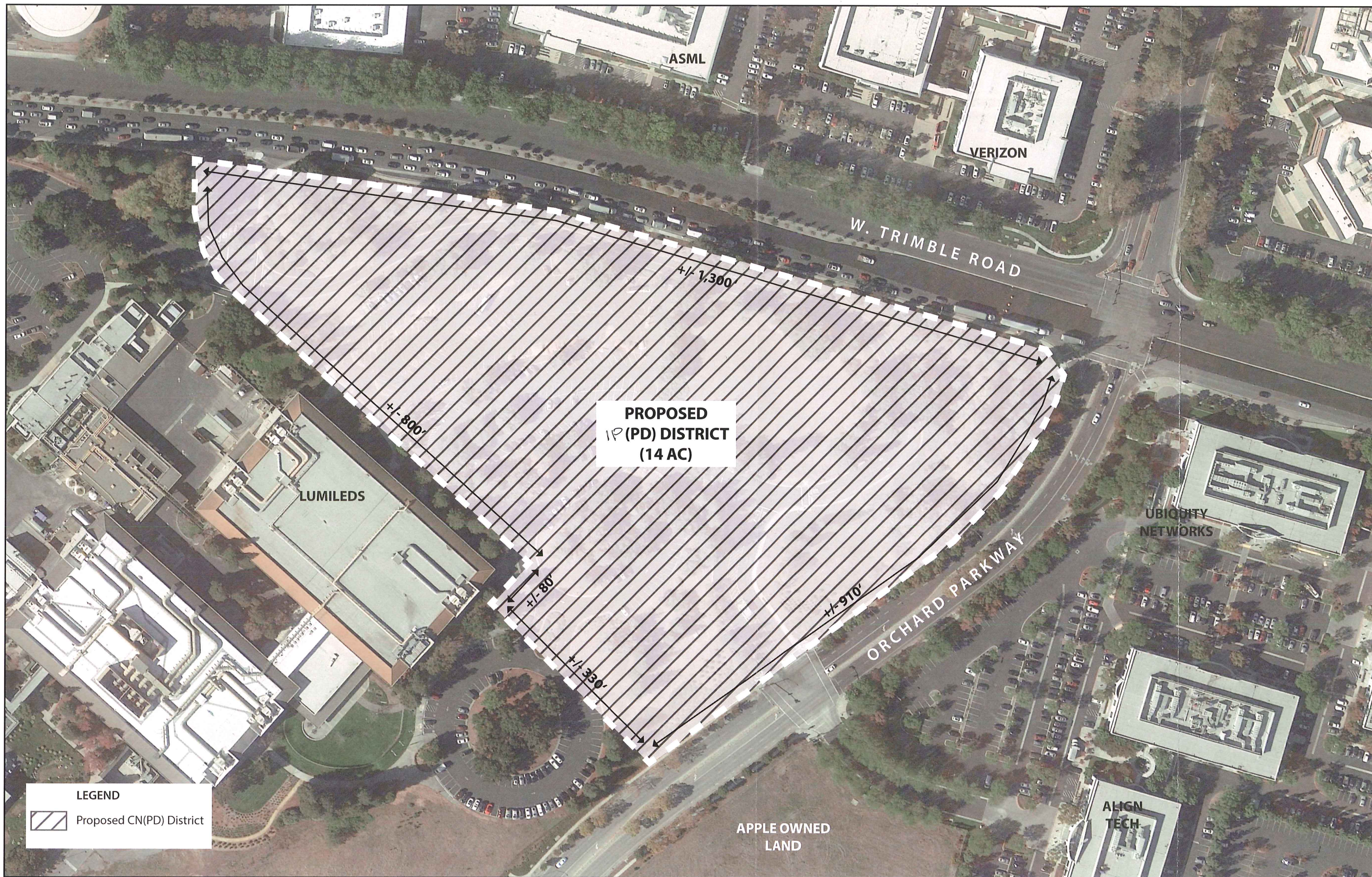
2nd Submittal

Sep 22, 2017

Sheet Title:

COVER

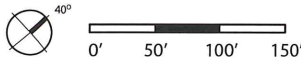
Sheet No:



GENERAL LAND USE PLAN

The PD Zoning District consists of approximately 14 acres bound by W. Trimble Road, Orchard Parkway and the property associated with the existing Lumileds Facility. See Development Standards for all allowed uses and intensities within this PD Zoning District.

"Shall conform to those identified for the CN - Commercial Neighborhood Zoning District in the current San José Municipal Code, and as may be amended in the future, except that wineries and breweries are permitted with the approval of a Planned Development Permit. No drive-through or vehicle-oriented uses are permitted. All Conditional and Special Uses shall require the approval of a Planned Development Permit."



350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

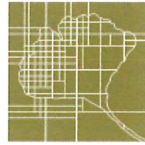
**GENERAL
DEVELOPMENT
PLAN**

Owner/Applicant:



Master Planner:

KEN KAY
ASSOCIATES



Master Planning
Urban Design
Landscape Architecture
www.kenkaysf.com

File No:
PDC 17-026

Submittal/Date:
Initial June 21, 2017
2nd Submittal Sep 22, 2017

Sheet Title:
GENERAL
DEVELOPMENT PLAN -
LAND USE DIAGRAM

Sheet No:
2 OF 9

DEVELOPMENT STANDARDS
FILE NO. PDC17-026

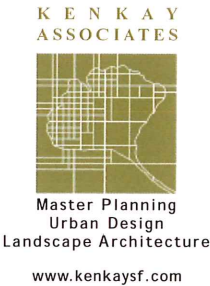
350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:



File No:
PDC 17-026

Submittal/Date:

Initial	June 21, 2017
2nd Submittal	Sep 22, 2017

Sheet Title:
DEVELOPMENT
STANDARDS

Sheet No:
3 OF 9



AERIAL / LOCAL CONTEXT PLAN

350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:

KEN KAY
ASSOCIATES



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File No:

PDC 17-026

Submittal/Date:

Initial June 21, 2017

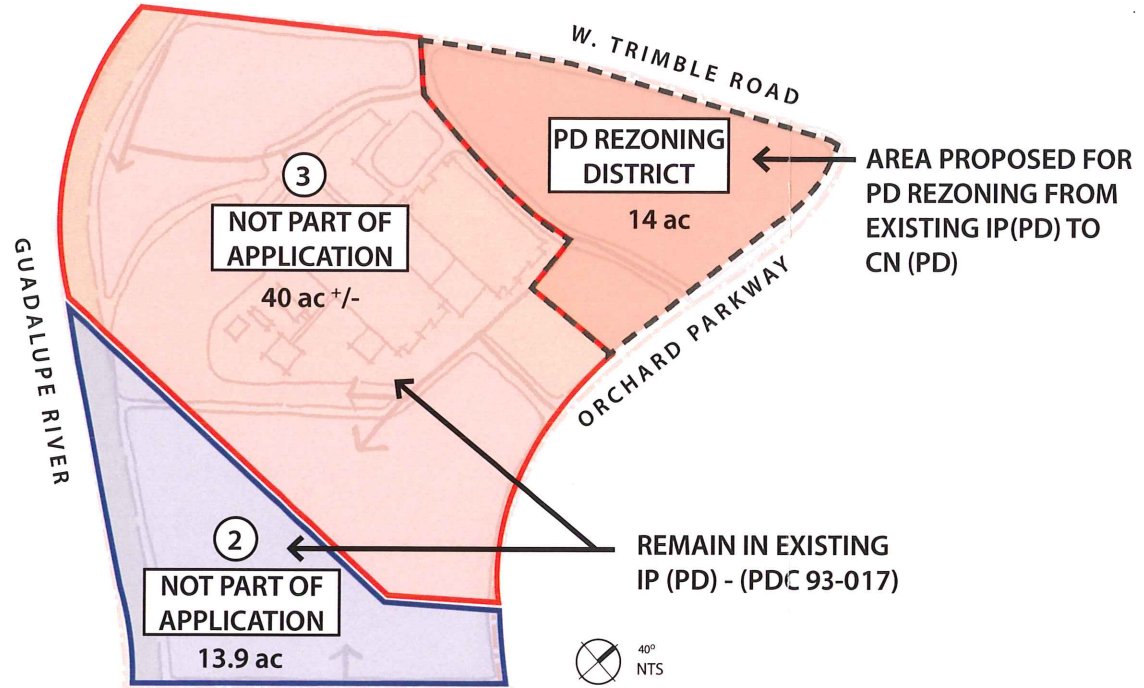
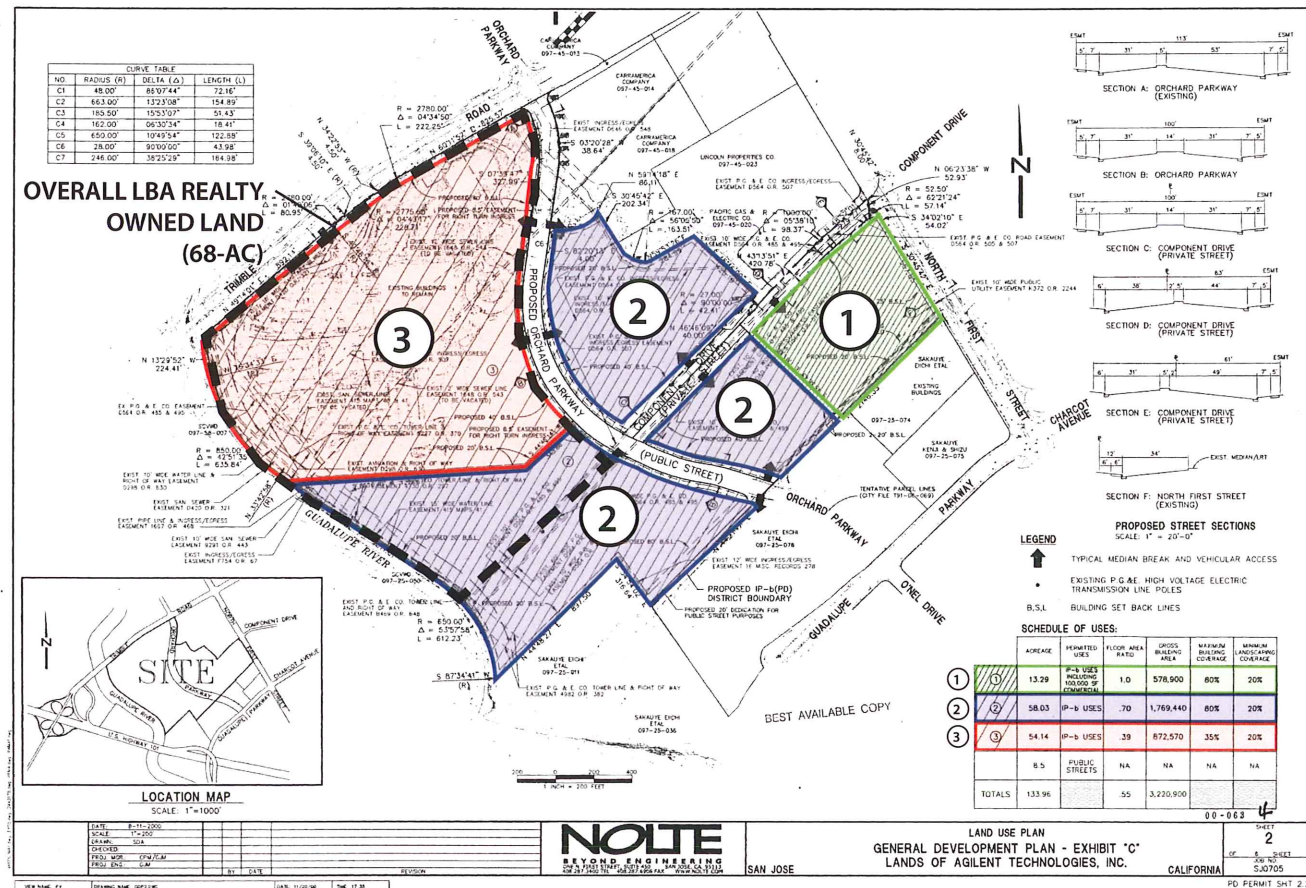
2nd Submittal
Sep 22, 2017

Sheet Title:

LOCAL CONTEXT

Sheet No:

4 OF 9



EXISTING PD ZONING

CONTEXT/HISTORY

In March of 2017, LBA Realty, LLC acquired approximately 68-acres of land bordered by the Guadalupe River, West Trimble Road and Orchard Parkway. This 68-acres is currently within an existing IP (PD) Zoning District approved under File No. PDC 93-017 and comprises the entirety of the PDC's Planning Area 3 and a portion of Planning Area 2.

PROPOSED PD REZONING

DESCRIPTION

The proposed Planned Development Rezoning creates a new PD Zoning District on a 14-acre portion of the existing PDC 93-017's Planning Area 3. The remainder of Planning Area 3 and Planning Area 2 are not part of this application and are to remain/governed by the existing IP(PD) Zoning.

350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:

KEN KAY
ASSOCIATES



Master Planning
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File No:

PDC 17-026

Submittal/Date:

Initial June 21, 2017

2nd Submittal
Sep 22, 2017

Sheet Title:

SITE EXISTING
CONDITIONS

Sheet No:

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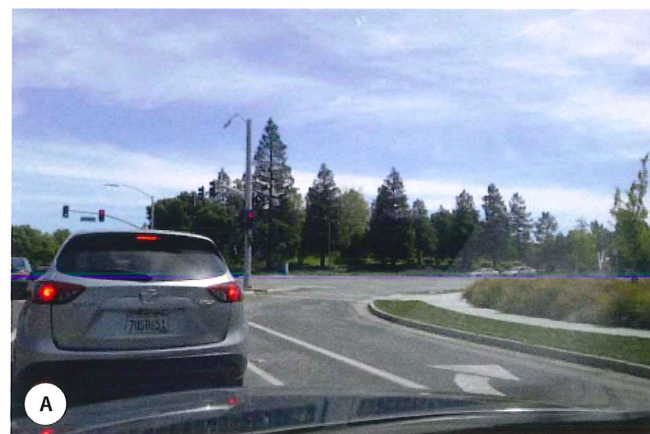
SITE EXISTING
CONDITIONS

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AERIAL VIEW LOOKING NORTHWEST



URBAN DESIGN CONCEPT & SITE PLANNING INTENT

This PD Zoning District is within the North San Jose Development Policy Area (NSJDP) where primary development objectives are to intensify, urbanize and enhance the pedestrian and bicycle environment from what has traditionally been a lower intensity Industrial Park development model.

To maintain consistency with the spirit of the NSJDP Goals and Guidelines, the following conceptual site planning principles are to be utilized in specific development concept(s) to be designed and approved through subsequent Planned Development Permit(s) to the satisfaction of the Director of Planning:

Building Zone

The majority of the District's building development should occur within this zone. Architectural massing should be arranged and sited to reinforce the public street frontages of W. Trimble Road and Orchard Parkway and frame pedestrian spaces and circulation access points.

Parking Zone

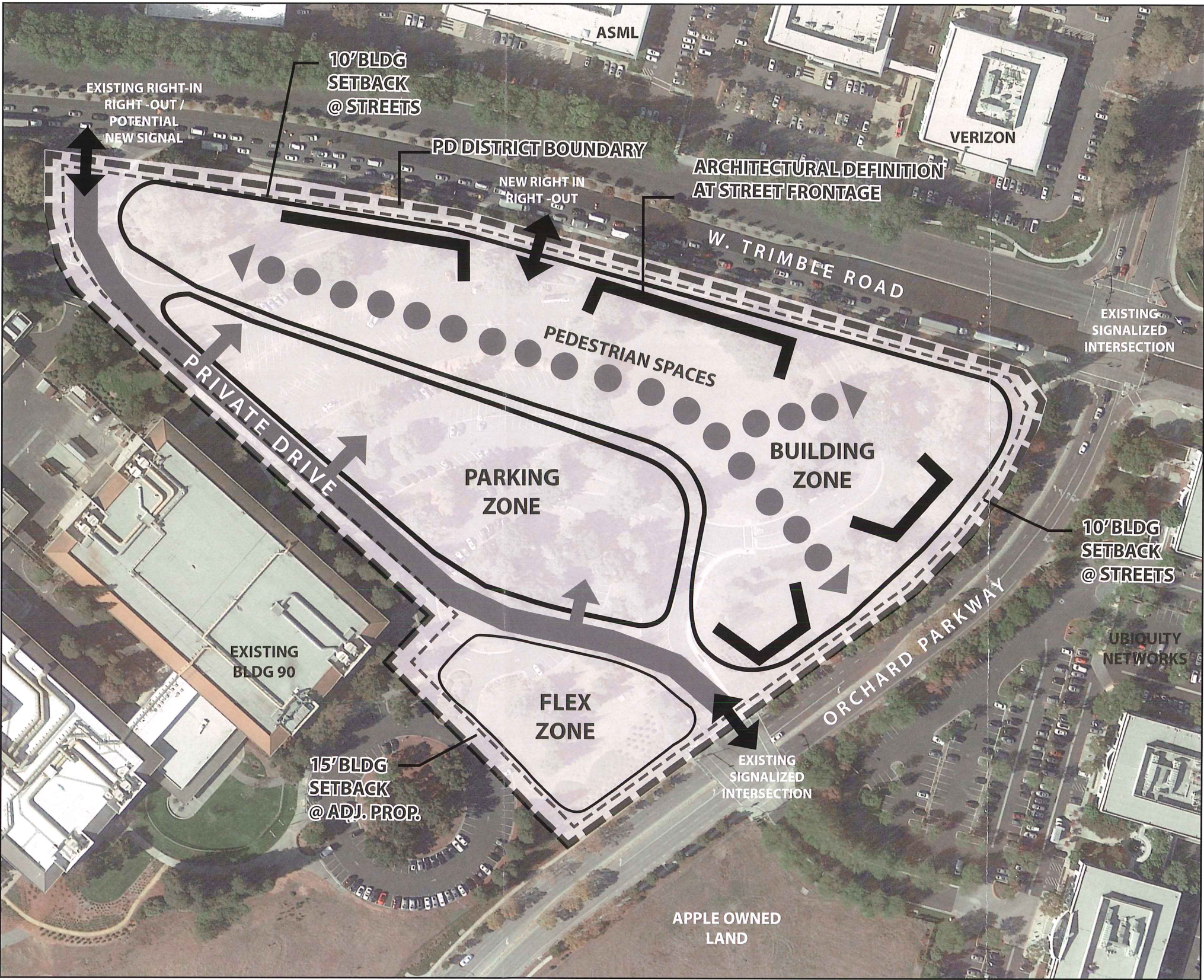
The District's parking demands should be satisfied through a combination of structured and surface parking primarily in this zone, away from public street frontages. Parking facilities should be accessed by the private drive connecting existing intersections with W. Trimble Road and Orchard Parkway. Building development may also occur within this zone, but not at the reduction of the Parking Zone's ability to achieve its objectives.

Flex Zone

This zone may contain building development or parking.

Pedestrian Environment

Strong pedestrian linkages and functional outdoor spaces should be created through the Building Zone to amplify the District's overall pedestrian connectivity and urbanized character. Linkages from and through the District to pedestrian, bicycle and transit access facilitates in the public right of way are to be incorporated.



350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

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CONCEPTUAL PLAN

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CONCEPTUAL VIEW ALONG WEST TRIMBLE ROAD LOOKING NORTHEAST

NOTE:
Renderings are conceptual and are for illustrative purposes only

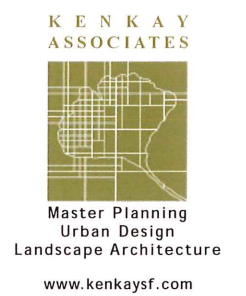
350/370 W. TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:



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RENDERINGS

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CONCEPTUAL VIEW AT PEDESTRIAN PLAZA / CORE



CONCEPTUAL VIEW AT PEDESTRIAN CONNECTION FROM ORCHARD PARKWAY

NOTE:
 Renderings are conceptual and are for illustrative purposes only

350/370 W. TRIMBLE
 PLANNED
 DEVELOPMENT
 REZONING

GENERAL
 DEVELOPMENT
 PLAN

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 CONCEPTUAL
 RENDERINGS

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REVISED DRAFT DEVELOPMENT STANDARDS
FILE NO. PDC17-026
(WEST TRIMBLE ROAD)

**In any cases where the graphic plans and text may differ, this text takes precedence. **

ALLOWED USES

- Shall conform to those uses identified for the CN - Commercial Neighborhood Zoning District in the current San José Municipal Code, and as may be amended in the future, except that wineries and breweries are permitted with the approval of a Planned Development Permit. No drive-through or vehicle-oriented uses are permitted. All Conditional and Special Uses shall require the approval of a Planned Development Permit.

DEVELOPMENT STANDARDS

DEVELOPMENT CAPACITY

- Up to 100,000 Gross Square Feet and additionally a hotel with up to 250 rooms.

SETBACKS:

At a minimum, buildings and surface parking lots shall meet the following setback requirements:

	Minimum Perimeter Setbacks (Feet)
	Building and Permanent Structure Setbacks
West Trimble Road	10
Orchard Parkway	10
Adjacent Property	15

Note 1: Setbacks are measured from the property/right-of-way line, curb of private street, and/or adjacent parcel boundary.

Note (overall): Minimum setback may be encroached up to 5' for up to 25% of building length so long as overall average of the setback meets the listed minimum dimension.

MAXIMUM BUILDING HEIGHT:

- 150 feet, per the San José Municipal Code, Title 20, as may be amended.
 - 150' per General Plan for site within reasonable walking distance from light-rail stations (within 2,000 ft) located within the North San Jose Area Development Policy

VEHICLE AND BICYCLE PARKING REQUIREMENTS:

- Per the San José Municipal Code, Title 20, as may be amended.
- Or 1 space per 225-square feet of use (across multiple uses) with the approval of a Planned Development Permit with shared parking conditions.

- Shared/alternative parking arrangements are allowed between parcels within this PD Zoning District and off-site parcels subject to a Planned Development Permit or Amendment.

SITE DESIGN

- The site shall incorporate pedestrian space or corridor as part of the site design

PERFORMANCE STANDARDS

- Performance standards (For Commercial and Industrial) shall be per Section 20.40.600 & 20.50.300 of the San José Municipal Code, as may be amended.

20.40.600 - Performance standards.

- A. In the CO, CP, CN, and CG Commercial Districts and in the PQP Public/Quasi-Public District no primary, secondary, incidental or conditional use or activity related thereto shall be conducted or permitted:
1. In a manner that causes or results in the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere; or
 2. In a manner that constitutes a menace to persons or property or in a manner that is dangerous, obnoxious, or offensive by reason of the creation of a fire, explosion, or other physical hazard, or by reason of air pollution, odor, smoke, noise, dust vibration, radiation, or fumes; or
 3. In a manner that creates a public or private nuisance.
- B. Without limiting the generality of the preceding paragraph, the following specific standards shall apply in the Commercial Zoning Districts and in the PQP Public/Quasi-Public District:
1. Air Pollution. Total emissions from any use or combination of uses on a site shall not exceed the emissions and health risk thresholds as established by the director of planning.
 2. Noise. The sound pressure level generated by any use or combination of uses on a property shall not exceed the decibel levels indicated in Table 20-105 at any property line, except upon issuance and in compliance with a special use permit as provided in Chapter 20.100.

Table 20-105
Noise Standards

	Maximum Noise Level in Decibels at Property Line
Commercial or PQP use adjacent to a property used or zoned for residential purposes	55
Commercial or PQP use adjacent to a property used or zoned for commercial or other non-residential purposes	60

3. Vibration. There shall be no activity on any site that causes ground vibration that is perceptible without instruments at the property line of the site.

(Ords. 26388, 26456, 29364.)

20.50.300 - Performance standards.

- A. In the IP, LI and HI industrial districts no primary, secondary, incidental or conditional use or activity related thereto shall be conducted or permitted:
1. In a manner that causes or results in the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere; or
 2. In a manner that constitutes a menace to persons or property or in a manner that is dangerous, obnoxious, or offensive by reason of the creation of a fire, explosion, or other physical hazard, or by reason of air pollution, odor, smoke, noise, dust vibration, radiation, or fumes; or
 3. In a manner that creates a public or private nuisance.
- B. Without limiting the generality of the preceding subsection, the following specific standards shall apply in the industrial zoning districts:
1. Incineration. There shall be no incineration on any site of any waste material.
 2. Vibration. There shall be no activity on any site that causes ground vibration which is perceptible without instruments at the property line of the site.
 3. Air pollution. Total emissions from any use or combination of uses on a site shall not exceed the emissions and health risk thresholds as established by the director of planning.
 4. Noise.
 - a. The sound pressure level generated by any use or combination of uses shall not exceed the decibel level at any property line as shown in Table 20-135, except upon issuance and in compliance with a special use permit as provided in Chapter 20.100.

Table 20-135 Noise Standards	
	Maximum Noise Level in Decibels at Property Line
Industrial use adjacent to a property used or zoned for residential purposes	55
Industrial use adjacent to a property used or zoned for commercial purposes	60
Industrial use adjacent to a property used or zoned for industrial or use other than commercial or residential purposes	70

(Ords. 26248, 26388, 26455, 26456, 29312.)