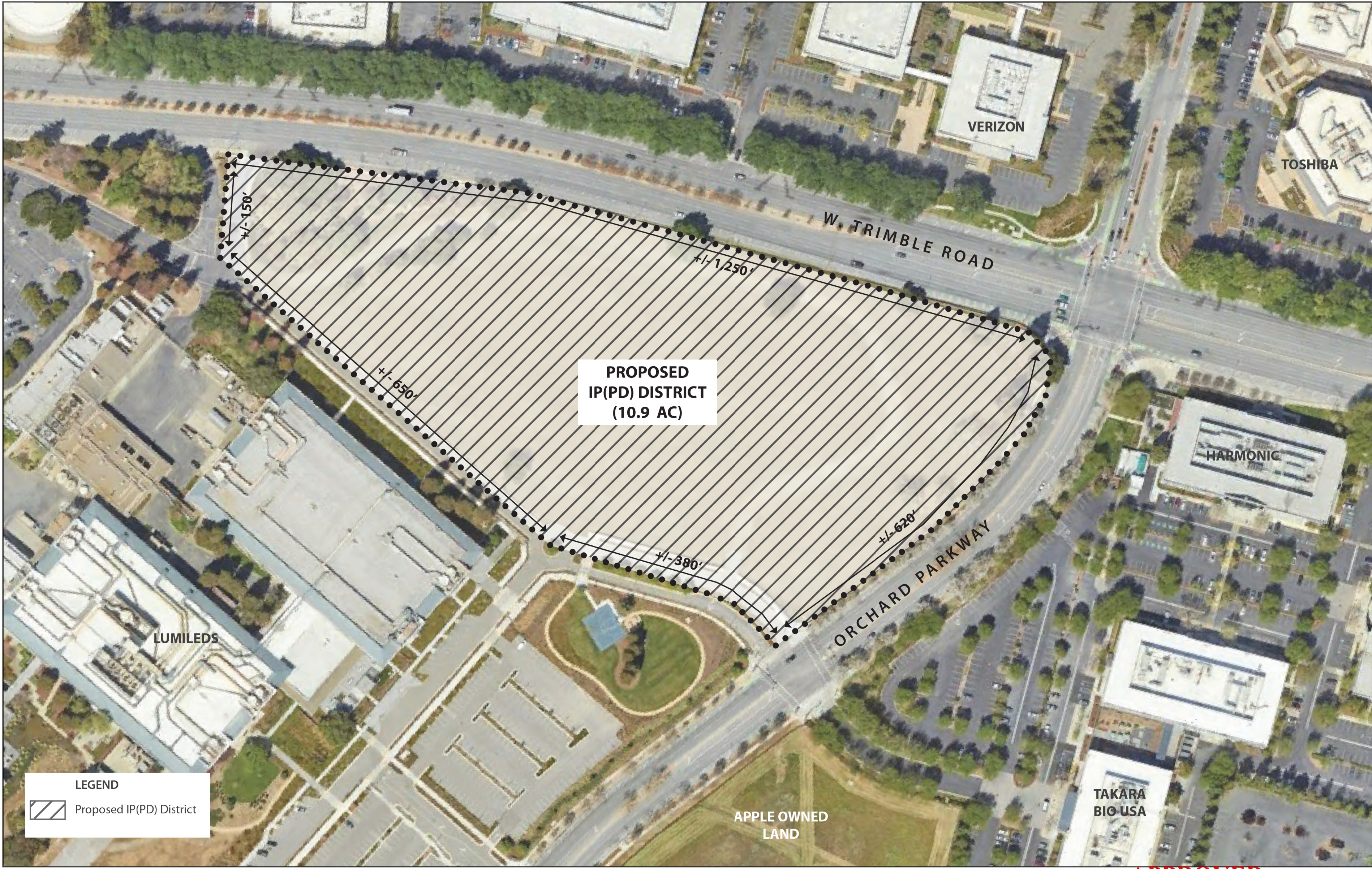


DOCKETED

Docket Number:	25-SPPE-02
Project Title:	NorthTown Backup Generating Facility (NTBGF)
TN #:	264502
Document Title:	NTBGF SPPE Application Appendix A - Part II of IV
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	6/30/2025 8:30:25 AM
Docketed Date:	6/30/2025



GENERAL LAND USE PLAN

The PD Zoning District consists of approximately 10.9 acres bound by West Trimble Road, Orchard Parkway and the property associated with the existing Lumileds Facility. See Development Standards for all allowed uses within this PD Zoning District.

APPROVED
City of San José Planning Division
By: Cameron Gee
File No.: PDC22-009 & PD22-028
Date: August 8, 2023

350 WEST TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:



File No:

PDC 22-009

Submittal/Date:

Initial March 1, 2023

Sheet Title:

GENERAL
DEVELOPMENT PLAN -
LAND USE DIAGRAM

Sheet No:

2 OF 20

DEVELOPMENT STANDARDS
File No. PDC22-009
(350 WEST TRIMBLE ROAD)

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 with the following:
 - Any use identified as Conditional or Special in the CN - Commercial Neighborhood Zoning District shall require the approval of a Planned Development Permit through the Director of Planning.
 - Additional permitted uses: Laboratory, processing; Manufacturing and assembly, light; Manufacturing and assembly, medium; Research and development; Warehouse/distribution facility; Winery, brewery and distillery; Sales, industrial equipment and machinery; Office, research and development; Standby/backup facilities that do not exceed noise and air standards.
 - Additional uses requiring the approval of a Planned Development Permit through the Director of Planning: Wholesale establishment; Any use without a permanent fully enclosed building on-site; Warehouse retail; Data Center; Processing facility; Transfer facility, recycling; Television, radio studio.
 - Additional ancillary uses requiring the approval of a Planned Development Permit through the Director of Planning: Repair and cleaning of vehicles; Commercial vehicle storage; Sale or lease of commercial trucks, buses, trailers, campers, boats, mobilehomes, construction equipment; Warehouse retail indoor sale of passenger vehicles, pick-up trucks not exceeding 25 feet in length and motorcycles.
 - Additional uses requiring an Administrative Permit: Taproom or tasting room ancillary with a winery, brewery or distillery.
 - Drive through in conjunction with any use shall not be permitted.

DEVELOPMENT STANDARDS

DEVELOPMENT CAPACITY:

- Up to 208,000 gross square feet of use

SETBACKS:

At a minimum, buildings, parking structures and surface parking lots shall meet the following setback requirements as measured from property lines:

	Minimum Perimeter Setbacks (Feet)
West Trimble Road	10
Orchard Parkway	10
All Other	15

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 in the future:
 - 150' per General Plan for site within reasonable walking distance from light-rail stations (within 2,000 ft) located within a defined policy or growth area.

VEHICLE AND BICYCLE PARKING REQUIREMENTS:

- Per the San José Municipal Code, Title 20 as referenced in Appendix A, and/or as may be amended in the future, at the applicant's election.
- Shared parking arrangements are allowed between parcels within this PD Zoning District and between parcels within this PD Zoning District and the immediately adjacent CIC zoned parcels subject to a Planned Development Permit.

PERFORMANCE STANDARDS

- Per the San José Municipal Code, Chapter 20.50 – Industrial Zoning Districts, Section 20.50.300, as may be amended in the future.

APPROVED
City of San José Planning Division
By: Cameron Gee
File No.: PDC22-009 & PD22-028
Date: August 8, 2023

350 WEST TRIMBLE
PLANNED
DEVELOPMENT
REZONING

GENERAL
DEVELOPMENT
PLAN

Owner/Applicant:



Master Planner:



File No:

PDC 22-009

Submittal/Date:

Initial March 1, 2023

Sheet Title:

DEVELOPMENT
STANDARDS

Sheet No:

3 OF 20

CITY OF SAN JOSE APPROVAL

OWNER / APPLICANT:

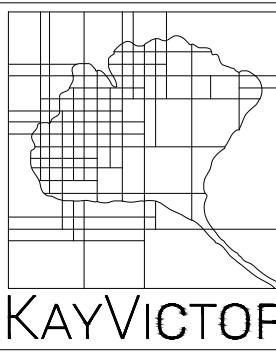


PROJECT TEAM:

ARCHITECT:



PLANNER / LANDSCAPE ARCHITECT:



CIVIL ENGINEER / ARBORIST:



LIGHTING / ELECTRICAL ENGINEER:



NO.	DATE	REMARKS
1	06/16/2025	1st CUP Submittal

**NORTHTOWN
DATA CENTER
DC NORTH**
370 W. Trimble Road
San Jose, CA 95131

PERMIT TYPE:

Planned Development Permit

PERMIT REF:

PDP25-TBD

AUTHORED BY: KAYVICTOR

DRAWN BY: GG

CHECKED BY: JV

JOB REF: 2404

TITLE:

**GENERAL
DEVELOPMENT PLAN
AND STANDARDS**

SHEET:

P3.0