

EXHIBIT _____
NCRSP PARCEL 49A
(RZ 98-22)

The proposed Planned Development (PD) zone district is intended to enhance the ability of the NCRSP to locate major corporate research and developer users. The proposed PD zone district will also amend the permitted uses on Parcel 49A in the NCRSP to allow for retail, hotel, restaurant and office uses which will serve adjacent major employment centers. Specifically, the proposed Planned Development ordinance will increase the flexibility of Parcel 49A's zoning to accommodate a range of land uses reflecting the unique location of Parcel 49A in the NCRSP, adjacent to the Blue Oaks Interchange, with planned retail to the east, single family residential to the south, and light industrial employers to the west. The PD ordinance will also create the opportunity for development of the site with other consistent uses such as hotels and colleges and universities, to complement research and development uses.

Principally and Conditionally Permitted uses are permitted in the proposed PD zone district (primary use types not listed are not permitted in the proposed PD zone district), and are identified as described below:

- Principally permitted use, designated as "P";
- Conditionally permitted use, designated as "CUP";

Retail uses in the proposed PD zone that are otherwise permitted in the PD zone shall be subject to the restriction that such retail uses are compatible with an office park and may not cumulatively exceed 20% of the permitted building square footage of 1,200,000 gross square feet on Parcel 49A, or 240,000 gross square feet, whichever is greater.

In addition to the list of "Principally Permitted" (P) and "Conditionally Permitted" (CUP) use types proposed by the PD zone district, the Development Guidelines set forth in the NCRSP for the Light Industrial land use designation shall apply to Parcel 49A, provided, however, that non-industrial projects developed on Parcel 49A shall be subject to the Community Commercial or Business Professional Development Standards, as the case may be, set forth in the NCRSP.

In addition, development of Parcel 49A shall be subject to the following Development Standards:

- Industrial/Commercial buildings are to be set back a minimum of 50 feet from the SR 65 right of way. Parking areas, including driveways and delivery bay areas, are to be set back a minimum of 40 feet from the SR 65 right of way. Any dumpster enclosures,

service entries, and/or loading docks shall be fully screened from view with a combination of block walls and landscaping.

- Setback and open areas between future buildings or parking and the freeway right-of-way are to be landscaped with a mix of trees, shrubs and ground covers. The landscape planter shall have a width of 40 feet.
- The primary tree along the SR 65 frontage shall be the Bloodgood London Plane tree planted in a staggered pattern at 30 feet on center.
- Where permitted by individual site development plans, tree planting pockets abutting the setback area should be developed between adjoining buildings or clusters of buildings or at "dead spaces" occurring within individual site development plans. The tree planting pockets are intended to introduce a rhythm of intermittent tree groves along the freeway edge.
- Approximately one third of the trees planted in the setback and pocket areas should be conifer trees for vertical scale and screening.
- All building elevations visible from the freeway should be designed to incorporate architectural detail that is sensitive to such visibility and that avoids the featureless design typically associated with "backside" facades.
- Where an industrial/commercial parcel lies adjacent to watershed open space parcels, a landscape buffer is to be installed along the abutting edge of the non-open space parcel. The minimum buffer width is 20 feet for parking and 25 feet for buildings.
- A Major Project Permit shall be submitted and processed for master planning of the entire Parcel 49A. Considerations of internal function shall be addressed in the context of a conceptual site plan at the time a development proposal is initiated for any portion of the individual site. Where a mix of uses is anticipated for the site, particular attention shall be given to site construction, access and parking. A clearly defined pedestrian link running parallel to the freeway is encouraged.

NCRSP PARCEL 49A
 PLANNED DEVELOPMENT ORDINANCE
 PERMITTED USES

AGRICULTURAL AND OPEN SPACE USE TYPES	
Resource Protection and Restoration	P
Resource related recreation	P

CIVIC USE TYPES	
Community Assembly	P
Community Service	P
Essential Services	P
Social Services (1)	CUP
Intensive Public Facilities (2)	CUP
Public Parking Services	P
Schools, Private Elementary and Secondary	P

RESIDENTIAL USE TYPES	
Caretaker/Employee Housing	P

COMMERCIAL USE TYPES	
Adult Business Establishments	CUP
Animal Sales and Service	
Kennels	P
Veterinary Clinic	P
Veterinary Hospital	P

Automotive and Equipment	
Automotive Rental	CUP
Automotive Repairs	P
Automotive Sales (2)	CUP
Car Wash and Detailing	P
Commercial Parking	P
Equipment Rental, Repair and Sales	P
Gasoline Sales	P

COMMERCIAL USE TYPES	
Banks and Financial Services (2)	P
Bars and Drinking Places (2)	CUP
Broadcasting and Recording Studios	P

Business Support Services	P
Commercial Recreation	
Indoor Entertainment	P
Indoor Sports and Recreation	P
Outdoor Entertainment	CUP
Outdoor Sports and Recreation	CUP
Large Amusement Complexes	CUP
Eating and Drinking Establishments	
Convenience	P
Fast Food with Drive Through (2)	P
Full Service (2)	P
Food and Beverage Retail Sales (2)	
Lodging Services	P
Maintenance and Repair	P
Nursery, Retail	
Offices, Professional	P
Personal Services	P
Retail Sales and Services (2)	P
Specialized Education and Training	
Colleges and Universities	P
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	
INDUSTRIAL USE TYPES	
Day Care Center, Secondary (employees only)	CUP
Equipment and Materials Storage Yards	CUP
General Industrial	CUP
Hazardous Materials Handling	CUP
Laundries, Commercial	P
Light Manufacturing	P
Printing & Publishing	P
Recycling, Scrap and Dismantling	
Enclosed	P
Unenclosed	CUP
Research Services	
Specialized Industrial	CUP

Wholesale and Distribution

Light	P
Heavy	CUP

TRANSPORTATION AND COMMUNICATION USE TYPES

Antennas and Communications Facilities (3)

Developed Lot	P
Undeveloped Lot	CUP

Heliport	P
Intermodal Facilities	P

Note:

- (1) Additional requirements are contained in Chapters 19.38, 19.39 and 19.40.
- (2) Subject to limitation that retail uses may not exceed 240,000 square feet of gross floor area on a cumulative basis on Parcel 49A.
- (3) Additional requirements are contained in Chapter 19.34. (Ord. 3046 § 2 (part), 1996: Ord. 3014 (part), 1996.)

