



## CITY COUNCIL STAFF REPORT

<b>File Nos.</b>	C23-118, H23-035 & ER23-241
<b>Applicant</b>	Jamie D'Alessandro (Windy Hill Property Ventures)
<b>Location</b>	Northeasterly side of Stockton Avenue approximately 230 feet northwest of West Santa Clara Street (130 Stockton Avenue (APN: 259-28-046))
<b>Council District</b>	6
<b>General Plan Designation</b>	Downtown
<b>Existing Zoning</b>	A(PD) Planned Development (File No. PDC15-010)
<b>Proposed Zoning</b>	DC Downtown Primary Commercial
<b>Acreage</b>	1.72 gross acres
<b>Historic Resource</b>	No
<b>Demolition</b>	N/A
<b>Existing Land Use</b>	Mixed Use Residential and Commercial
<b>Proposed Land Use</b>	Mixed Use Residential and Commercial
<b>Annexation Date</b>	March 16, 1911 & July 1, 1924 (Stockton District, Gardner)
<b>CEQA</b>	Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (SCH 2003042127)

### APPLICATION SUMMARY:

Conforming Rezoning from an A(PD) Planned Development Zoning District (File No. PDC15-010) to the DC Downtown Primary Commercial Zoning District and a Site Development Permit to convert approximately 22,051 square feet of existing upper-level commercial spaces into 16 new multifamily residential units (including 10 live/work units) within an existing mixed-use residential building on an approximately 1.72-gross-acre site.

**RECOMMENDATION:**

Staff recommends that the City Council take all of the following actions:

1. Adopt a resolution adopting an Addendum to the Downtown Strategy 2040 Final Environmental Impact Report, in accordance with the California Environmental Quality Act, as amended; and
2. Approve an ordinance rezoning that certain real property of an approximately 1.72-gross-acre site located on the northeasterly side of Stockton Avenue approximately 230 feet northwest of West Santa Clara Street (130 Stockton Avenue; APN: 259-28-046) from the A(PD) Planned Development Zoning District to the DC Downtown Primary Commercial Zoning District.
3. Adopt a resolution approving, subject to conditions, a Site Development Permit to allow the conversion of approximately 22,051 square feet of existing upper-level commercial space into 16 new multifamily residential units (including 10 live/work units) within an existing seven-story mixed-use residential building on an approximately 1.72-gross-acre site.

**PROJECT DATA**

<b>GENERAL PLAN CONSISTENCY</b>			
<b>General Plan Designation</b>		<b>Downtown</b> <input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>	
<b>Consistent Policies</b>		<b>IP-1.1, IP-1.7, IP-1.8, IP-8.2, LU-2.1, LU-4.1, LU-5.1 LU-10.2, LU-10.5</b>	
<b>SURROUNDING USES</b>			
	<b>General Plan Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Downtown	DC Downtown Primary Commercial	Commercial building (vacant)
<b>South</b>	Downtown	DC Downtown Primary Commercial	Autobody shop and car wash
<b>East</b>	Downtown	DC(PD) Planned Development (File No. PDC19-039)	Arena (SAP Center)
<b>West</b>	Transit Residential	A(PD) Planned Development (File No. PDC06-064)	Commercial retail (Whole Foods)

<b>RELATED APPROVALS</b>	
<b>Date</b>	<b>Action</b>
<b>2/23/2016</b>	File No. PDC15-010. Planned Development Rezoning from the CG Commercial General to an A(PD) Planned Development Zoning District.
<b>5/25/2016</b>	File No. PD16-006. Planned Development Permit to allow the demolition of existing commercial and storage buildings and the removal of seven ordinance-size trees for the construction of a seven-story mixed-use building with 164 multifamily residential units and approximately 37,500 square feet of commercial space on an approximately 1.72-gross-acre site.

## **PROJECT DESCRIPTION**

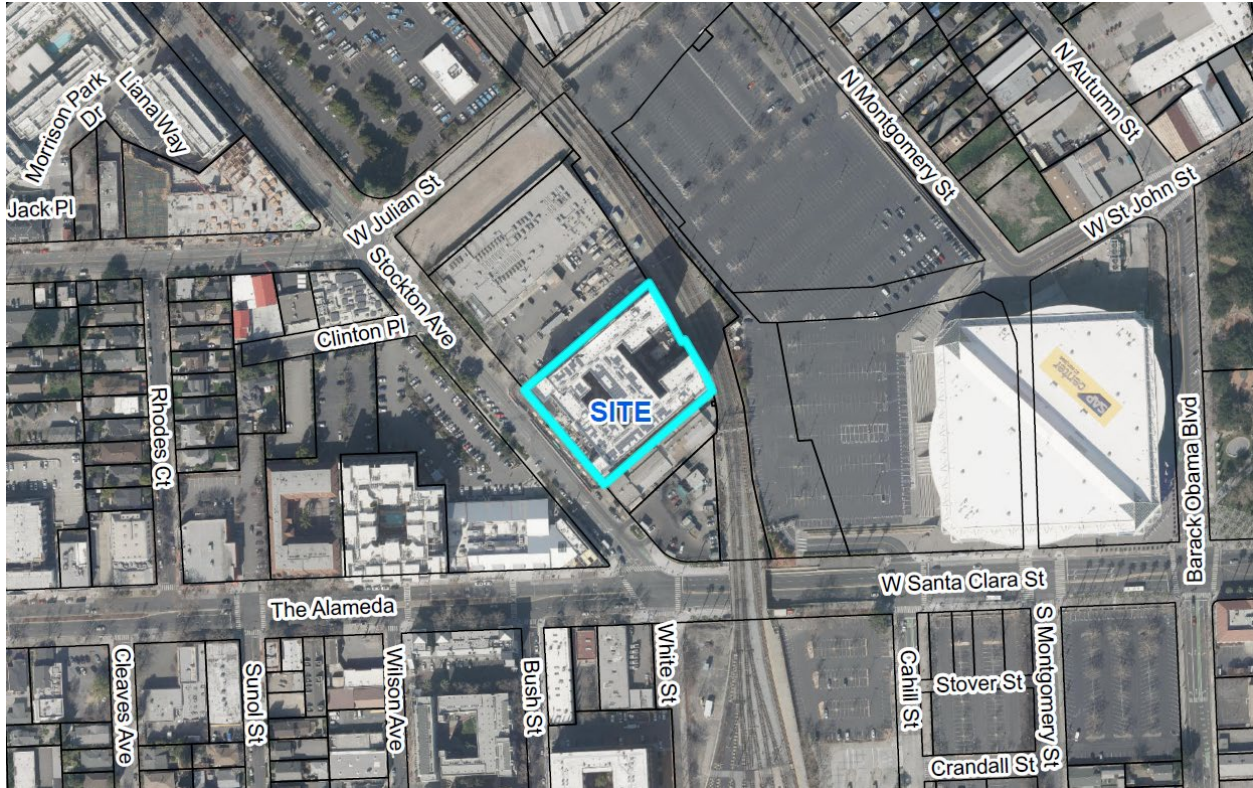
On December 19, 2023, the applicant and owner, Jamie D’Alessandro (Windy Hill Property Ventures), submitted the following applications to be reviewed concurrently:

- Conforming Rezoning from an A(PD) Planned Development Zoning District (File No. PDC15-010) to the DC Downtown Primary Commercial Zoning District on an approximately 1.72-gross-acre site.
- Site Development Permit to allow the conversion of approximately 22,051 square feet of existing upper-level commercial space into 16 new multifamily residential units (including 10 live/work units) within an existing seven-story mixed-use building on an approximately 1.72-gross-acre site.

As shown on the Aerial Map (Figure 1 below), the subject site consists of an approximately 1.72-gross-acre parcel located at the northeasterly side of Stockton Avenue approximately 230 feet northwest of West Santa Clara Street (130 Stockton Avenue (APN: 259-28-046)). The site is currently occupied by an existing seven-story mixed-use building consisting of 162 multifamily residential units and approximately 39,965 square feet of commercial space. The site is located within the A(PD) Planned Development Zoning District (File No. PDC15-010). The first and second floors of the building include commercial space and structured parking. The third floor consists of residential units and commercial space. Floors four through seven consist of residential space.

The existing commercial space on the first floor would remain. Approximately 18,033 square feet of commercial space on the second floor would be converted to 10 live/work units, an exercise room, and residential storage units. Approximately 4,018 square feet of commercial space on the third floor would be converted to six residential units and residential storage units. The existing approximately 2,662-square-foot leasing center on the third floor would be converted into coworking space. No private open space or additional common open space would be provided. There are no proposed changes to the existing building structure or exterior façade. No trees would be removed.

The site is bounded by a vacant commercial building to the north, SAP Center to the east, an autobody shop and car wash to the south, and a Whole Foods Market to the west. The site is accessed by one driveway along Stockton Avenue, providing ingress and egress to the site.



**Figure 1 – Aerial Map**

## **ANALYSIS**

The project was analyzed for conformance with the following:

1. Envision San José 2040 General Plan
2. Zoning Code
3. Senate Bill 330 Compliance
4. Permit Findings
5. California Environmental Quality Act (CEQA)
6. Public Outreach

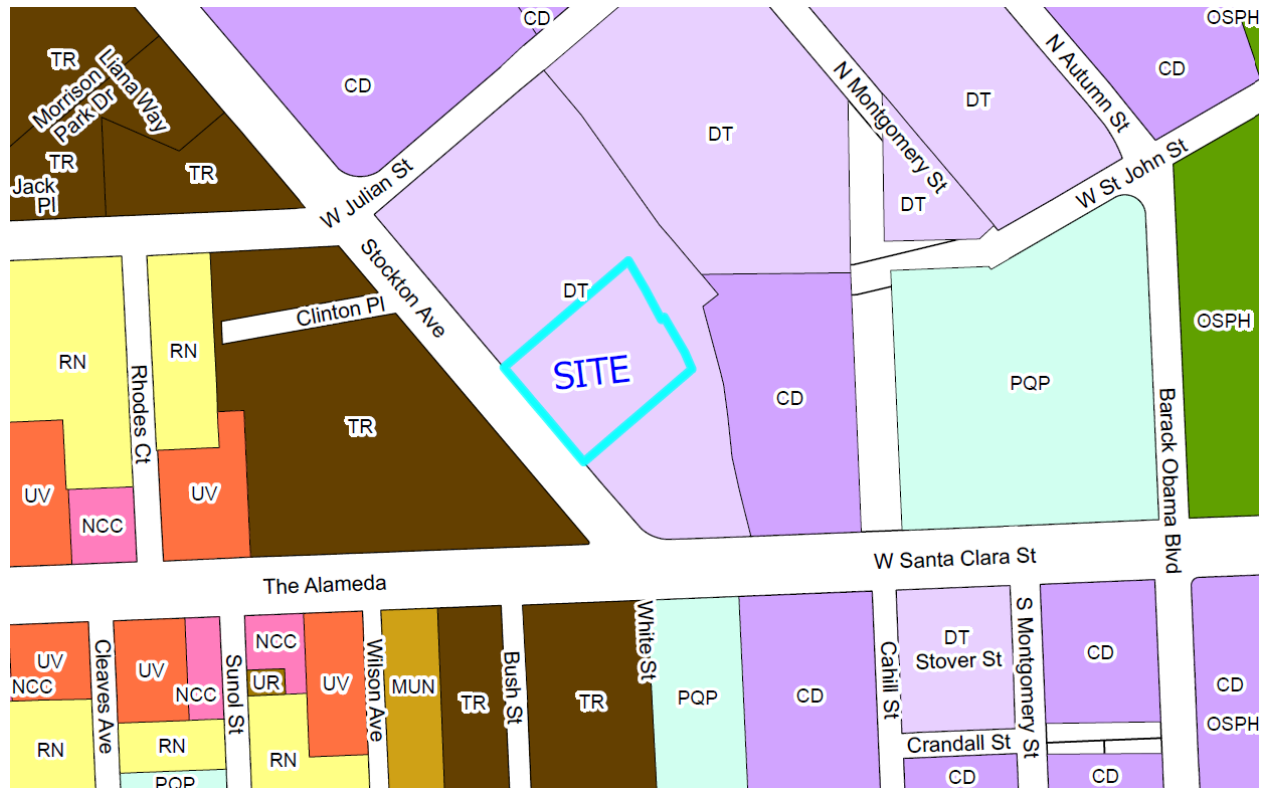
### **Envision San José 2040 General Plan Conformance**

#### General Plan Land Use Designation

As shown on the General Plan Land Use Map below (Figure 2), the subject site has an [Envision San José 2040 General Plan](#) and [Diridon Station Area Plan](#) land use designation of Downtown. This designation includes office, retail, service, residential, and entertainment uses in the Downtown. Redevelopment should be at very high intensities, unless incompatibility with other major policies within the Envision General Plan (such as Historic Preservation Policies) indicates otherwise. This designation does not have a minimum residential density range (DU/AC) in order to facilitate mixed-use projects that

may include small amounts of residential in combination with significant amounts of non-residential use. The maximum allowed residential density is 800 DU/AC.

*Analysis: The existing and proposed mixed-use residential and commercial building is consistent with the land use designation of Downtown for both the General Plan and Diridon Station Area Plan. The Downtown designation supports high-density mixed-use projects within the downtown core to facilitate housing, jobs, and retail. The project proposes a residential density of approximately 103 DU/AC, within the maximum allowed residential density of 800 DU/AC. The project will retain existing commercial and retail square footage on the ground floor.*



**Figure 2 – General Plan Land Use Map**

**General Plan Policy Conformance**

The Conforming Rezoning is consistent with the following goals and policies of the Envision San José 2040 General Plan:

1. **Implementation Policy IP-1.1 Land Use/Transportation Diagram:** Use the *Envision General Plan* Land Use/Transportation Diagram designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities, and development forms compatible with a wide variety of neighborhood contexts and to designate the intended roadway network to be developed over the timeframe of the *Envision General Plan*. Use the Zoning designation to indicate the appropriate type, form, and height of development for particular properties.
2. **Implementation Policy IP-1.7 Land Use/Transportation Diagram:** Ensure that proposals to rezone and pre-zone properties conform to the Land Use/Transportation Diagram, and advance *Envision General Plan* vision, goals and policies.

3. Implementation Policy IP-1.8 Land Use/Transportation Diagram: Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.
4. Implementation Policy IP-8.2 - Zoning: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the *Envision General Plan Land Use/Transportation Diagram*. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial, and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective *Envision General Plan* land use designations, while providing greater detail as to the appropriate land uses and form of development.

*Analysis: The project consists of a Conforming Rezoning of the property from the A(PD) Planned Development Zoning District to the DC Downtown Primary Commercial Zoning District, which is a standard Zoning District in conformance with the General Plan Land Use Designation of Downtown pursuant to [Section 20.120.110](#) of the Zoning Code. The rezoning would also allow for consistent development patterns with other surrounding sites that have a Downtown land use designation. The allowed uses and development standards for the DC Zoning District generally correspond to the Downtown land use designation and would implement the goals and policies of the *Envision San José 2040 General Plan*. The existing building conforms with the DC Zoning District, as analyzed in the Zoning Code Conformance section below.*

The associated Site Development Permit is consistent with the following goals and policies of the *Envision San José 2040 General Plan*:

1. Land Use Policy LU-2.1: Provide significant job and housing growth capacity within strategically identified "Growth Areas" in order to maximize use of existing or planned infrastructure (including fixed transit facilities), minimize the environmental impacts of new development, provide for more efficient delivery of City services, and foster the development of more vibrant, walkable urban settings.

*Analysis: The Project will provide 16 new multifamily residential units within the Diridon Station Area Plan Growth Area. The increase in housing units will foster the development of a more vibrant mixed-use area.*

2. Commercial Lands Policy LU-4.1: Retain existing commercial lands to provide jobs, goods, services, entertainment, and other amenities for San José's workers, residents, and visitors.

*Analysis: The Project will retain approximately 15,252 square feet of existing commercial space. The commercial space, located on the ground floor, will continue to provide jobs, goods, and services to San José residents.*

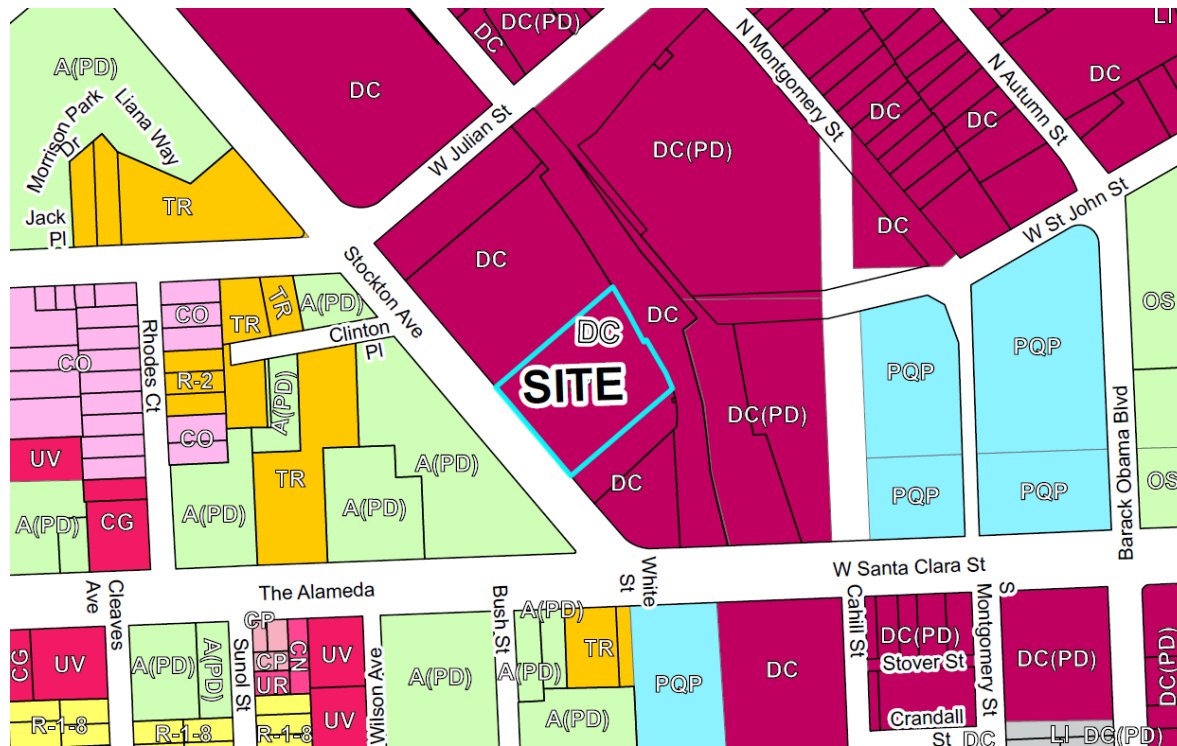
3. Land Use Policy LU-10.2: Distribute higher residential densities throughout our city in identified growth areas and facilitate the development of residences in mixed-use development within these growth areas.

*Analysis: The Project will facilitate further development of residences within the Diridon Station Area Plan Growth Area by increasing the site's residential density to approximately 103 DU/AC.*

4. Land Use Policy LU-10.5: Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.

*Analysis: The Project will provide new residential units within walking distance to Diridon Station and multiple employment areas downtown.*

### Zoning Code Conformance



**Figure 3 – Proposed Zoning Map**

### Conforming Rezoning

The Conforming Rezoning from the A(PD) Planned Development Zoning District to the DC Downtown Primary Commercial Zoning District (shown above in Figure 3) is consistent with Table 20-270 in [Section 20.120.110](#) of the Zoning Code, which identifies the DC Zoning District as a conforming district to the General Plan Land Use/Transportation Diagram land use designation of Downtown. A Legal Description and Plat Map delineating the property to be rezoned are attached (Attachment B).

Pursuant to Senate Bill 1333 (SB 1333), passed in 2018, charter cities must align and match zoning districts and General Plan land use designations. The project complies with SB 1333, as the DC Zoning District aligns with the Downtown land use designation, as stated above.

Use Regulations

In conjunction with the Conforming Rezoning, the project would be subject to Table 20-40 in [Section 20.70.100](#) which outlines the uses allowed in the DC Downtown Primary Commercial Zoning District. Pursuant to Table 20-40, multifamily residential uses and live/work uses are both permitted uses within the DC Zoning District. Pursuant to [Section 20.100.610.A.1](#), since the project includes enlargement of the multifamily residential use, this, this Site Development Permit is the appropriate permit for the project. Future development of the site would be subject to the allowed uses outlined in Table 20-40 in [Section 20.70.100](#), as amended. The allowable live/work uses are subject to the criteria within [Section 20.70.120](#), as amended.

Development Standards

Pursuant to Chapter 20.70, Part 3 of the Zoning Code, there are no minimum setbacks or height limits for projects within the DC Downtown Primary Commercial Zoning District, except as otherwise necessary for the safe operation of San Jose International Airport. The project does not propose any changes to square footage or existing height. Therefore, the project is consistent with the development standards of the DC Zoning District.

Vehicle Parking

Pursuant to [Section 20.90.900](#) of the Zoning Code, the project is exempt from requiring the preparation of a Transportation Demand Management (TDM) Plan as the project has fewer than 26 new multifamily residential units proposed. The project provides 290 vehicle parking spaces.

Bicycle Parking

Pursuant to [Section 20.90.060](#), bicycle parking shall be provided at the following ratios based on land use categorization.

Use	Ratio	Units/Floor Area	Required
Multifamily residential	1 per 4 living units	178 units	45 spaces
Live/Work	1 per 5,000 square feet of floor area	11,175 square feet	3 spaces
Commercial Retail	1 per 3,000 square feet of floor area	15,252 square feet	6 spaces
<b>Total Required</b>			<b>54 spaces</b>
<b>Total Provided</b>			<b>58 spaces</b>

*Analysis: Based on the number of living units and square feet provided, a total of 54 bicycle parking spaces are required. The project provides 58 bicycle parking spaces, meeting this standard.*

Two-Wheeled Motorized Vehicle Parking

Pursuant to [Section 20.90.350.A](#), two-wheeled motorized vehicle parking shall be provided at a rate of 2.5 percent of vehicle parking provided.



*Analysis: As the project provides 290 vehicle parking spaces, eight two-wheeled motorized vehicle parking spaces are required. The project provides 43 two-wheeled motorized vehicle parking spaces, meeting this standard.*

### **Senate Bill 330 Compliance**

The Housing Crisis Act of 2019 (SB 330, effective 2019) limits the manner in which local governments may reduce the capacity for residential units that can be built within the local agency's jurisdiction, including actions such as downzoning, changing general or specific plan land use designations to a less intensive use, reductions in height, density or floor area ratio, or other types of increased requirements that work to reduce the amount of housing capacity in the jurisdiction. An exception to this limitation is that a property may be allowed to reduce intensity of residential uses if changes in land use designations or zoning elsewhere in the jurisdiction ensure there is no net loss in residential capacity within the jurisdiction.

The Conforming Rezoning (File No. C23-118) does not reduce the city's capacity for residential uses. The existing A(PD) Planned Development Zoning District limits the residential density for the site to 95 Dwelling Units per Acre (DU/AC) and allows for up to 163 residential units. The proposed zoning district, DC Downtown Primary Commercial Zoning District allows for residential development at up to 800 DU/AC or up to 1,376 units. Therefore, the rezoning from the A(PD) Planned Development Zoning District to the DC Zoning District would result in a net increase in the allowable number of residential units.

### **Permit Findings**

#### Site Development Permit Findings

[Section 20.100.630](#) of the San José Municipal Code specifies the required findings for the approval of a Site Development Permit.

1. The Site Development Permit, as approved, is consistent with and will further the policies of the General Plan and applicable specific plans and area development policies.

*Analysis: As discussed in the Envision San José 2040 General Plan Conformance section above, the project is consistent with the General Plan land use designation of Downtown. The project would increase the number of housing units while still providing commercial retail space on the ground floor and live/work space on the upper levels. The associated Conforming Rezoning is consistent with SB 1333 and General Plan policies, promoting consistency between the General Plan and the City's standard zoning districts.*

2. The Site Development Permit, as approved, conforms with the zoning code and all other provisions of the San José Municipal Code applicable to the project.

*Analysis: As discussed in the Zoning Code Conformance section above, the project is consistent with all permitted uses, development standards, and parking requirements of the DC Downtown Primary Commercial Zoning District.*

3. The Site Development Permit, as approved, is consistent with applicable City Council Policies or counterbalancing considerations justify the inconsistency.

*Analysis: The project complies with Council Policy 6-30: Public Outreach Policy for Pending Land Use and Development Proposals. An on-site sign describing the project has been posted at the project site, visible to the public right-of-way. The sign was last inspected on January 6, 2025. Notices for public hearing were mailed to property owners and tenants within a 500-foot radius of the project site. Staff has been available to answer questions from the public.*

4. The interrelationship between the orientation, location, and elevations of proposed buildings and structures and other uses on-site are mutually compatible and aesthetically harmonious.

*Analysis: There are no proposed exterior changes to the existing building. Therefore, there would be no effect on the orientation, location, and elevation of the existing building on-site.*

5. The orientation, location and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood.

*Analysis: There are no proposed exterior changes to the existing building. Therefore, there would be no effect on the site's compatibility with the surrounding area.*

6. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

*Analysis: The project occurs in an urbanized area that is adequately served by all required utilities and public services. There are no proposed exterior changes to the existing building. All construction will occur indoors, minimizing short term construction effects of the project.*

7. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood.

*Analysis: There are no proposed changes to any landscaping, walls, fencing, or utilities inside or outside of the existing building.*

8. Traffic and pedestrian access are adequate.

*Analysis: There are no proposed changes to vehicular or pedestrian access to the building. The building will continue to be served by a single driveway accessible from Stockton Avenue. The driveway is sufficient to serve the Project.*

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

On December 18, 2018, the City Council certified the Downtown Strategy 2040 FEIR and adopted the Downtown Strategy 2040. The Downtown Strategy 2040 is an update and replacement of the Strategy 2000. The new Downtown Strategy 2040 was necessary to: (i) respond to changed circumstances and conditions; and (ii) increase the Downtown development capacity to year 2040 consistent with the General Plan. The Downtown

Strategy 2040 has a development capacity of 14,360 residential units, 14.2 million square feet of office uses, 1.4 million square feet of retail uses, and 3,600 hotel rooms. The Downtown Strategy 2040 FEIR provides project-level clearance for impacts related to vehicle miles traveled (VMT), traffic noise, and operational emissions of criteria pollutants associated with downtown development. All other environmental impacts were evaluated at a program level.

In May 2021, the City Council approved an amendment to the Diridon Station Area Plan (DSAP Amendment) which modified planned land uses, altered DSAP boundaries, and increased maximum heights and development capacity within the DSAP. The City prepared an Initial Study/Addendum on the Downtown Strategy 2040 FEIR, which analyzed the increase in density and development capacity that would be added to the DSAP area. The Downtown Strategy 2040 FEIR analysis and subsequent Initial Study/Addendum for the DSAP Amendment assumed that project-level, site-specific environmental issues for a given parcel proposed for redevelopment would require additional review.

The Stockton Avenue Mixed Use Development has been constructed and operational since 2020. The project site is located within the boundaries of the Diridon Station Area Plan (DSAP). Renovations, cited above in the project description, are proposed to the Stockton Avenue Mixed Use Development and are the subject of this Addendum to the Downtown Strategy 2040 FEIR. This Addendum analyzes the impacts which may result from the proposed renovations.

No new or more significant environmental impacts beyond those identified in the Downtown Strategy 2040 FEIR have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the FEIR been identified. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the FEIR. For these reasons, a supplemental or subsequent EIR is not required and an Addendum to the Downtown Strategy 2040 FEIR and addenda thereto has been prepared for the proposed project.

## **PUBLIC HEARING NOTIFICATION**

Staff followed [Council Policy 6-30: Public Outreach Policy](#) in order to inform the public of the proposed project. On-site signs have been posted on the project frontages and were last inspected on January 6, 2025. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City's website. The staff report is also posted on the [City's website](#). Staff has also been available to respond to questions from the public.

/s/

Chris Burton, Director  
Planning, Building and Code  
Enforcement

For questions, please contact John Tu, Division Manager, at [John.Tu@sanjoseca.gov](mailto:John.Tu@sanjoseca.gov).

HONORABLE MAYOR AND CITY COUNCIL

January 7, 2024

**Subject: C23-118, H23-035 & ER23-241**

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**ATTACHMENT**

Attachment A. Plan Set

Attachment B. Legal Description and Plat Map

REZONING APPLICATION FOR:

**VESPAIO**

130 STOCKTON AVE.  
SAN JOSE, CA 95126



**ARC TEC**  
ARCHITECTURAL TECHNOLOGIES  
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Arizona

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San Jose, CA 95113 408.496.1121

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**DRAWING INDEX AND ISSUE DATES**

- PRELIMINARY OR PRICING PLANS
- FIRST FORMAL SUBMITTAL OR NO CHANGES SINCE PREVIOUS ISSUE
- + MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

05/04/2023  
PRELIMINARY SUBMITTAL  
09/15/2023  
1ST FORMAL SUBMITTAL  
02/01/2024  
2ND FORMAL SUBMITTAL

**COVER SHEET**

**ARCHITECTURAL**

A0.12	PROPERTY IMAGES	●	●
A0.13	SITE CONTEXT	●	●
A0.21	AREA GRAPHIC CALCULATION	●	●
A0.22	AREA GRAPHIC CALCULATION	●	+
A1.01	ARCHITECTURAL SITE PLAN & PROJECT DATA	○	+
A2.01	FIRST LEVEL FLOOR PLAN - EXISTING	○	●
A2.02	SECOND LEVEL FLOOR PLAN - EXISTING	○	●
A2.03	SECOND LEVEL FLOOR PLAN - PROPOSED	○	+
A2.04	THIRD LEVEL FLOOR PLAN - EXISTING	○	●
A2.05	THIRD LEVEL FLOOR PLAN - PROPOSED	○	+
A2.06	FOURTH TO SEVENTH LEVEL FLOOR PLAN - EXISTING	○	●
A5.01	ENLARGED UNIT PLANS	●	+
A5.02	ENLARGED UNIT PLANS	●	+
A5.03	ENLARGED UNIT PLANS	●	+
A5.04	ENLARGED UNIT PLANS	●	+

**PROJECT DATA**

OWNER NAME:	WINDY HILL PROPERTY VENTURES	BUILDING AREA:	352,319 SF
PROJECT ADDRESS:	130 STOCKTON AVE. SAN JOSE, CA 95126	NUMBER OF STORIES:	7
		CONSTRUCTION TYPE:	SEE BELOW
		FIRE SPRINKLERS:	YES
		OCCUPANCY TYPE:	A-3, B, M, R-2, S-2
		CONSTRUCTION TYPES:	
		TYPE I A (LEVELS 1&2)	
		TYPE III A (LEVELS 3,4,5,6 &7)	

**APPLICABLE CODES**

2022 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)  
2022 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)  
2022 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)  
2022 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)  
2022 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)  
2022 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

**PROJECT DESCRIPTION**

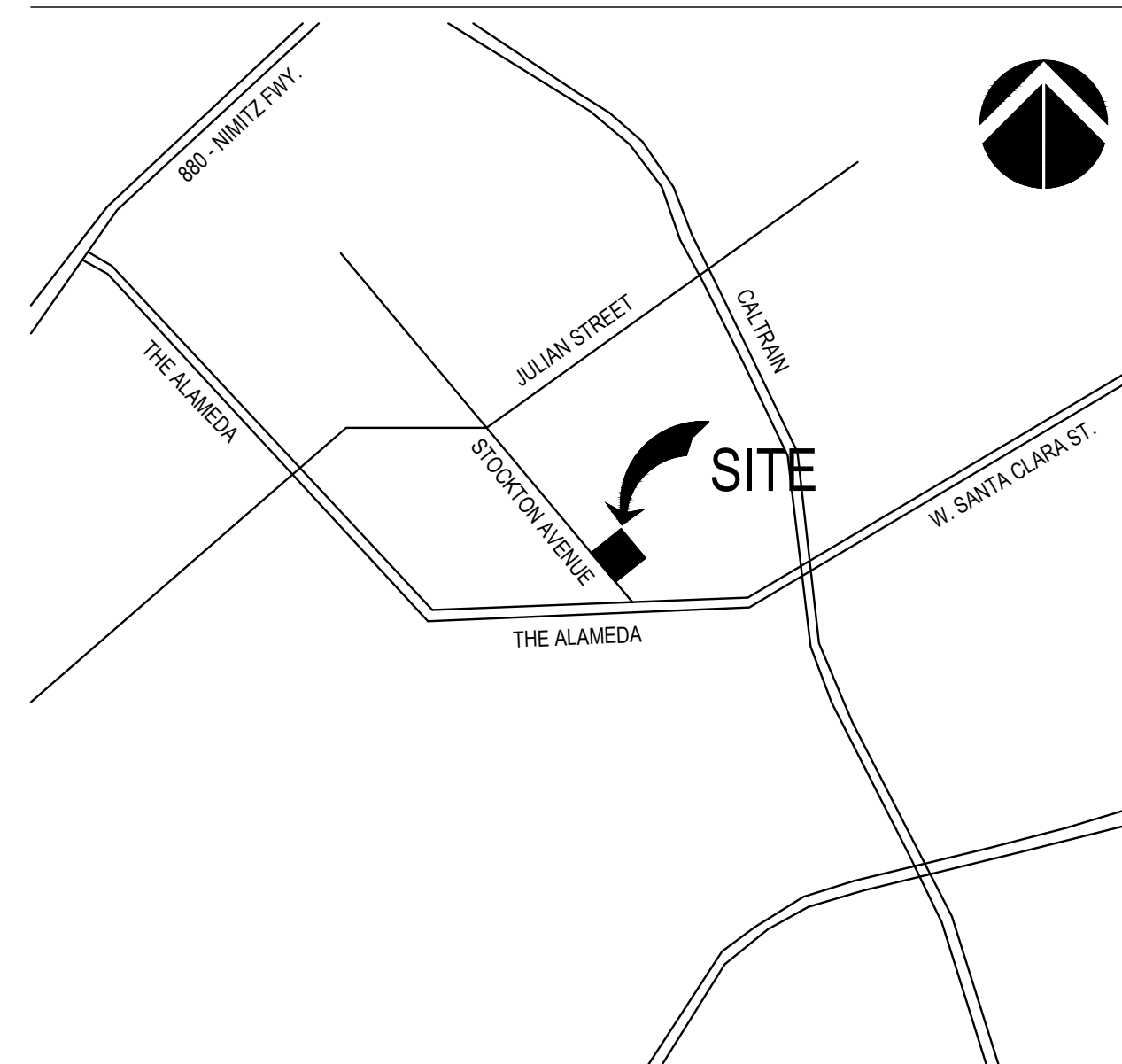
THE PROJECT INCLUDES THE CONVERSION OF PORTIONS OF EXISTING COMMERCIAL SPACE TO 16 MULTIFAMILY RESIDENTIAL UNITS (INCLUDING 10 LIVE/WORK UNITS) AND AMENITY SPACE OF AN EXISTING SEVEN-STORY MIXED-USE BUILDING LOCATED ON A 1.72 GROSS ACRE SITE. THE EXISTING SEVEN-STORY MIXED-USE BUILDING CONSISTS OF 162 DWELLING UNITS AND APPROXIMATELY 39,965 SQUARE FEET OF COMMERCIAL SPACE ON FLOORS ONE THROUGH THREE. A TOTAL OF 225 PARKING SPACES ARE PROVIDED IN TWO LEVELS OF STRUCTURED PARKING (FLOORS ONE AND TWO). VEHICULAR ACCESS TO PARKING IS PROVIDED FROM DRIVEWAY ALONG STOCKTON AVENUE. THE EXISTING COMMERCIAL SPACE ON THE FIRST FLOOR WOULD REMAIN AS IS. APPROXIMATELY 13,497 SQUARE FEET OF COMMERCIAL SPACE ON THE SECOND FLOOR WOULD BE CONVERTED TO TEN (10) LIVE/WORK UNITS, EXERCISE ROOM AND RESIDENTIAL STORAGE UNITS. APPROXIMATELY 4,018 SQUARE FEET OF COMMERCIAL SPACE ON THE THIRD FLOOR WOULD BE CONVERTED TO SIX (6) DWELLING UNITS AND RESIDENTIAL STORAGE UNITS. THE EXISTING 2,862 SQUARE FEET LEASING CENTER ON THE THIRD FLOOR WOULD BE CONVERTED INTO COWORKING SPACE. NO PRIVATE OPEN SPACE OR ADDITIONAL COMMON OPEN SPACE ARE PROVIDED. NO CHANGE TO THE EXISTING BUILDING STRUCTURE AND EXTERIOR FACADES. NO TREES ARE BEING REPLACED OR REMOVED ON SITE.

**PROJECT TEAM**

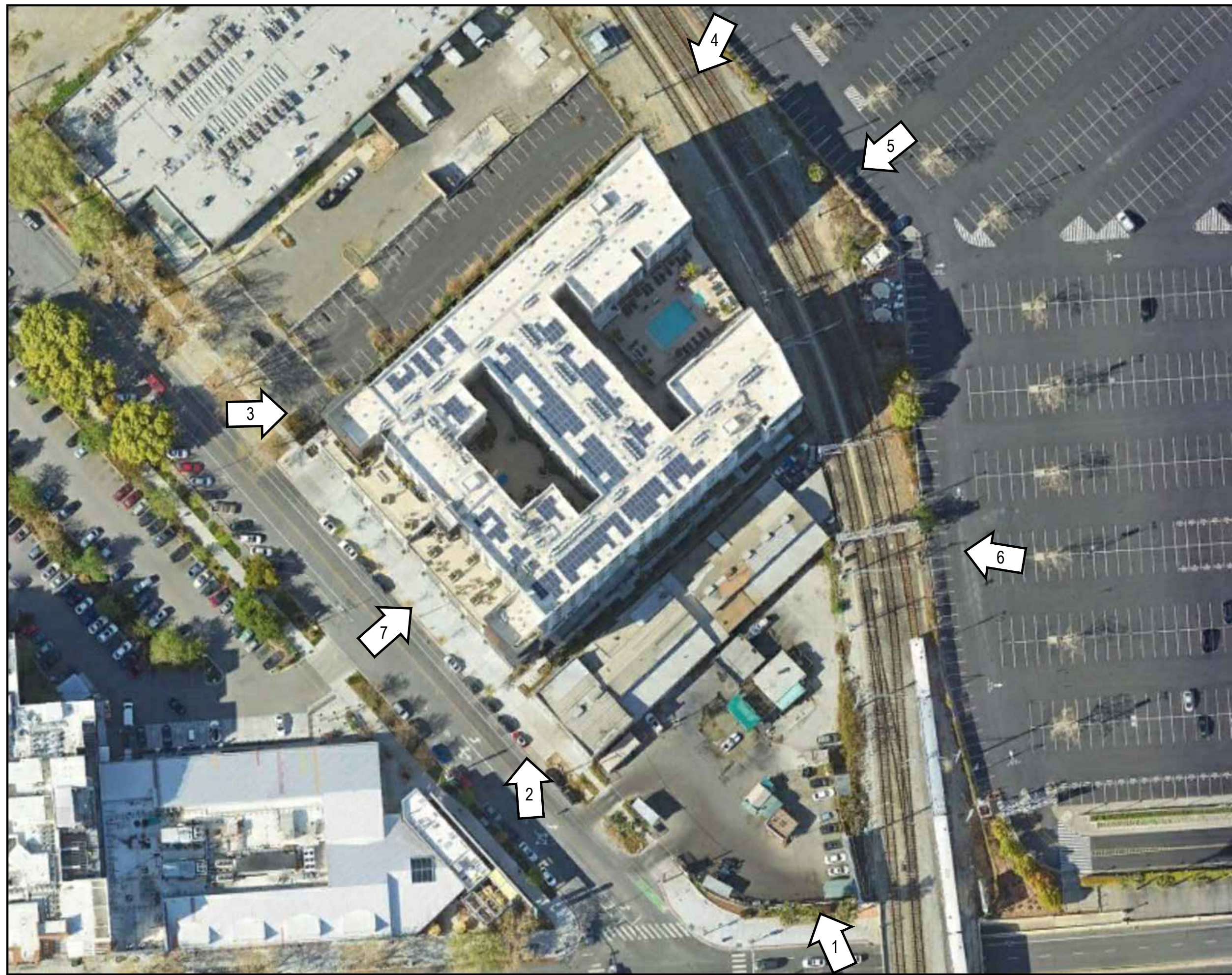
OWNER:	WINDY HILL PROPERTY VENTURES 530 Emerson Street, Suite 150 Palo Alto, CA 94301	ARCHITECT:	ARC TEC INC. 1731 Technology Dr. #750 San Jose, CA 95110 PHONE: 408.496.0676 CONTACT: Even Sackalosky EMAIL: evans@arctecinc.com
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DEVELOPMENT PROJECT DATA INFORMATION - PROPOSED	
Site Address:	130 Stockton Ave. San Jose, CA 95126
APN:	25928046
Proposed Zoning Classification:	DOWNTOWN PRIMARY COMMERCIAL (DC)
Lot Size (Sq. Ft.)	75,116 S.F. / 1.725 ACRES
Permitted Floor Area Ratio:	30.0
Permitted Floor Area (30.0 x 75,116 S.F.):	2,253,480 S.F.
Proposed Floor Area - commercial	15,252 S.F.
Proposed Floor Area Ratio (15,252 S.F. / 75,116 S.F.):	0.20
Total Unit Count for Residential Parking Requirements:	178 units

**VICINITY MAP**

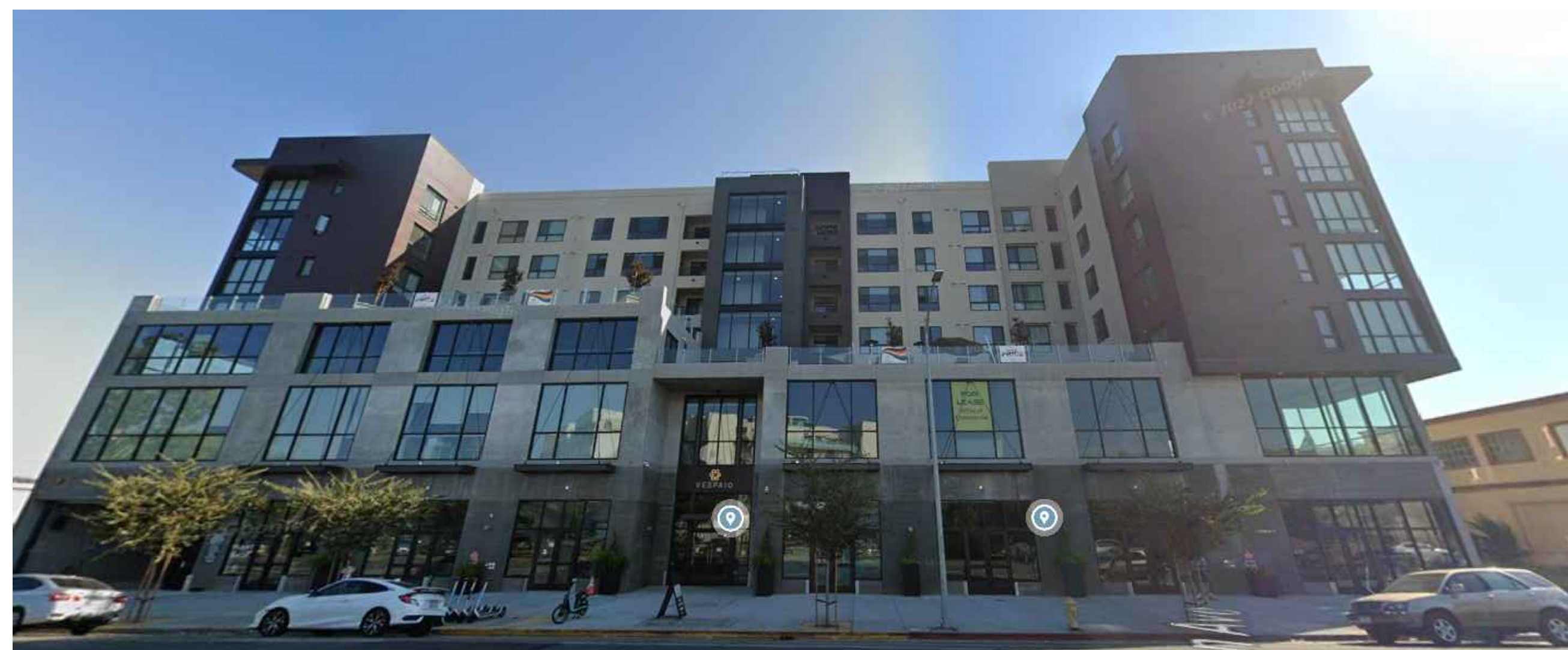


**VESPAIO @ DIRIDON**  
SAN JOSE, CA 95126  
130 STOCKTON AVENUE

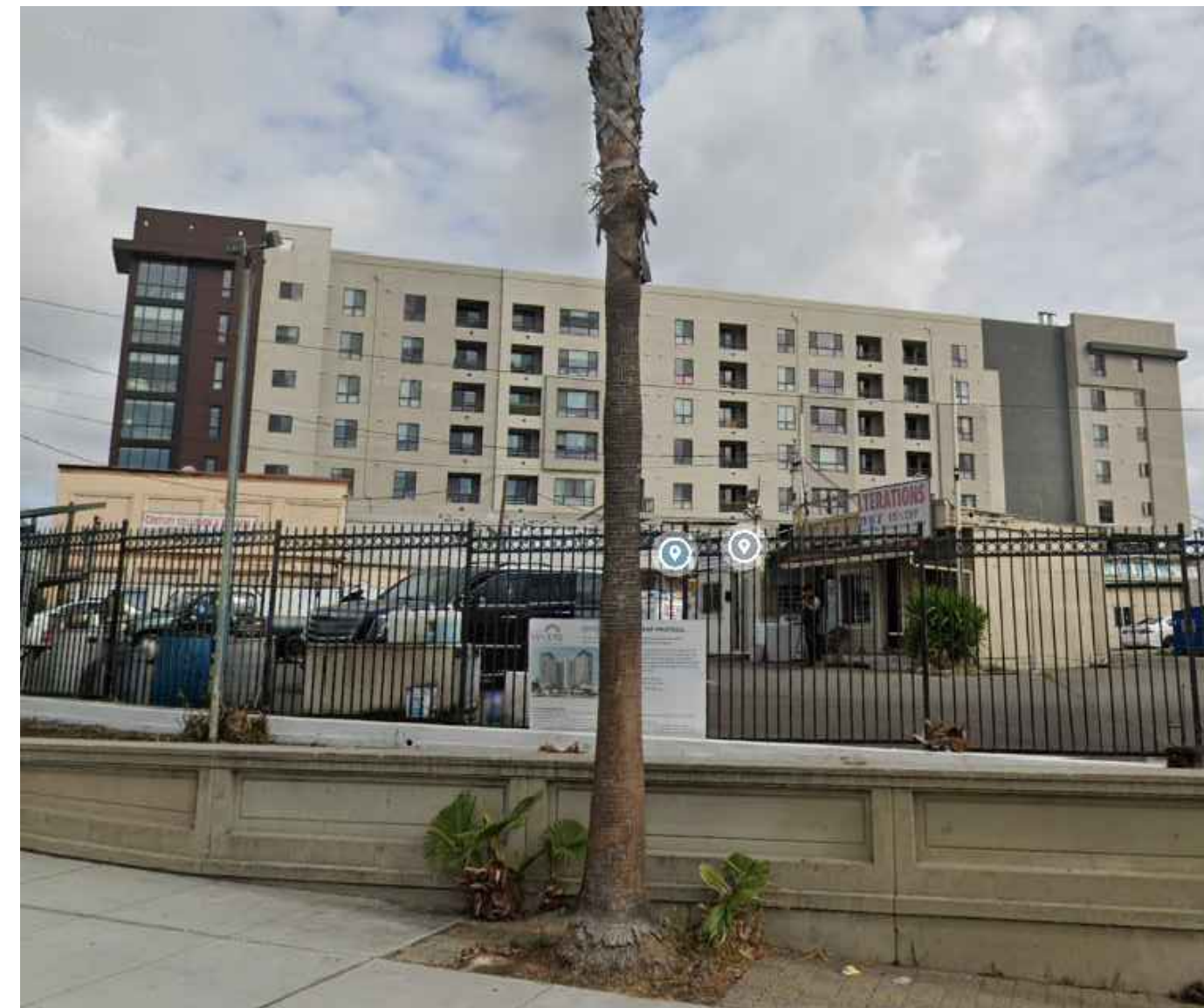


**REFERENCE SITE PLAN**

SCALE: NTS



**7** SOUTH FACADE VIEW FROM STOCKTON AVE.



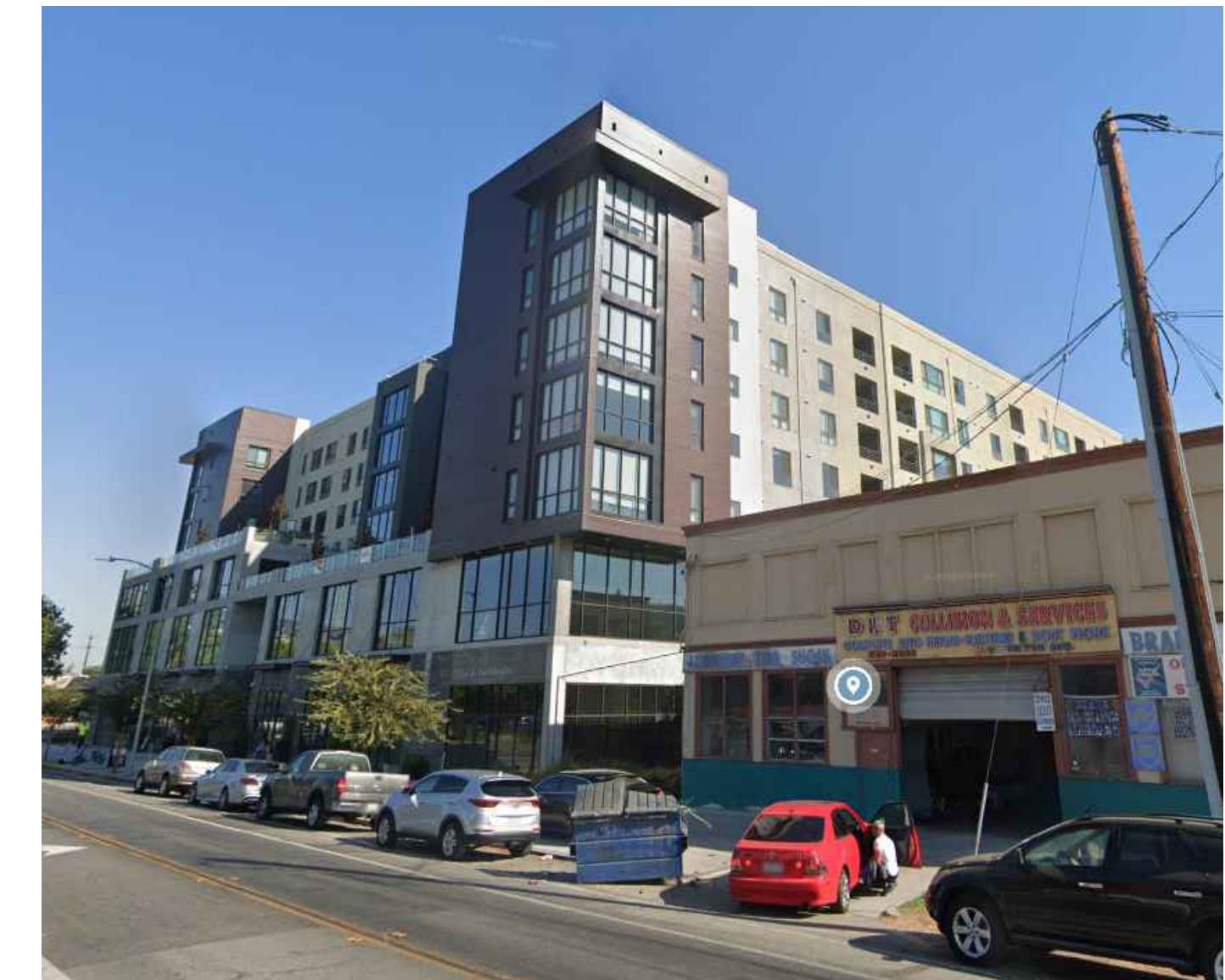
**1** EAST VIEW FROM W. SANTA CLARA ST.



**3** WEST VIEW FROM STOCKTON AVE.



**5** NORTH-EAST VIEW FROM MONTGOMERY ST. PARKING LOT



**2** SOUTH VIEW FROM STOCKTON AVE.



**4** NORTH-WEST VIEW FROM MONTGOMERY ST. PARKING LOT



**6** NORTH FACADE VIEW FROM MONTGOMERY ST. PARKING LOT



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In Association with:

REZONING APPLICATION FOR:

**VESPAIO**

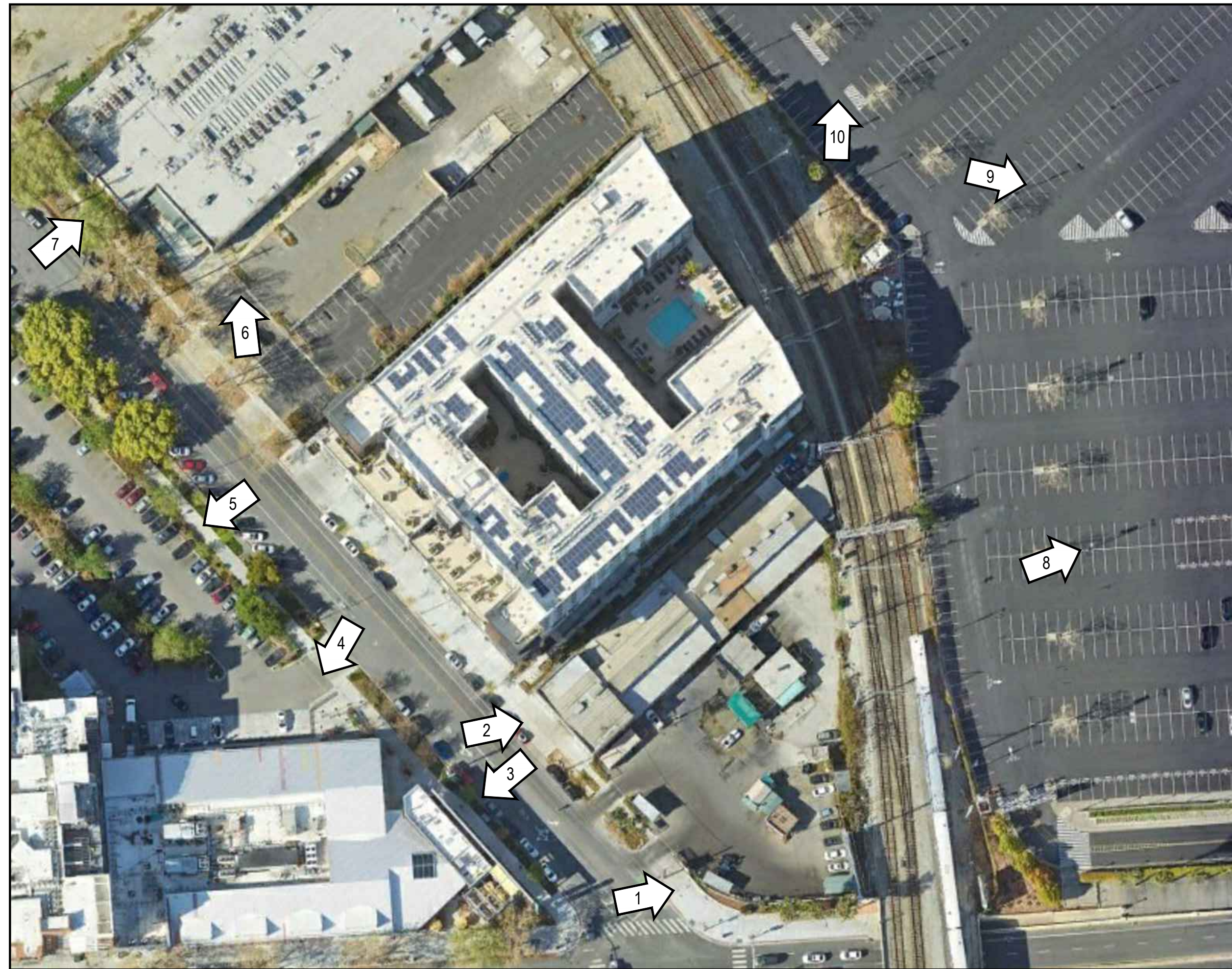
130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1 <sup>ST</sup> SUBMITTAL
02.01.2024	2 <sup>ND</sup> SUBMITTAL

PROPERTY IMAGES

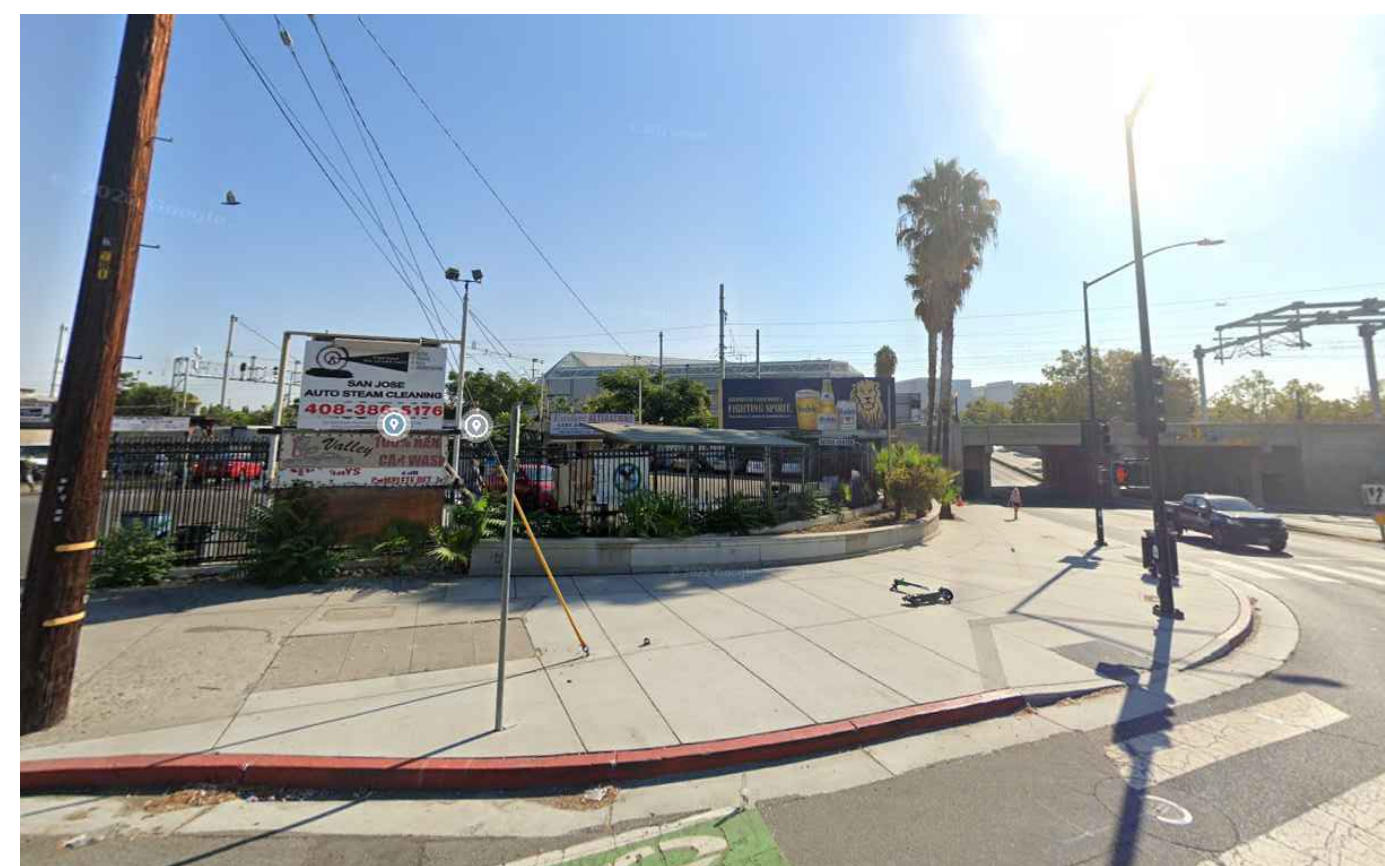
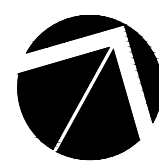
**A 0.12**

PROJECT NO: 236908

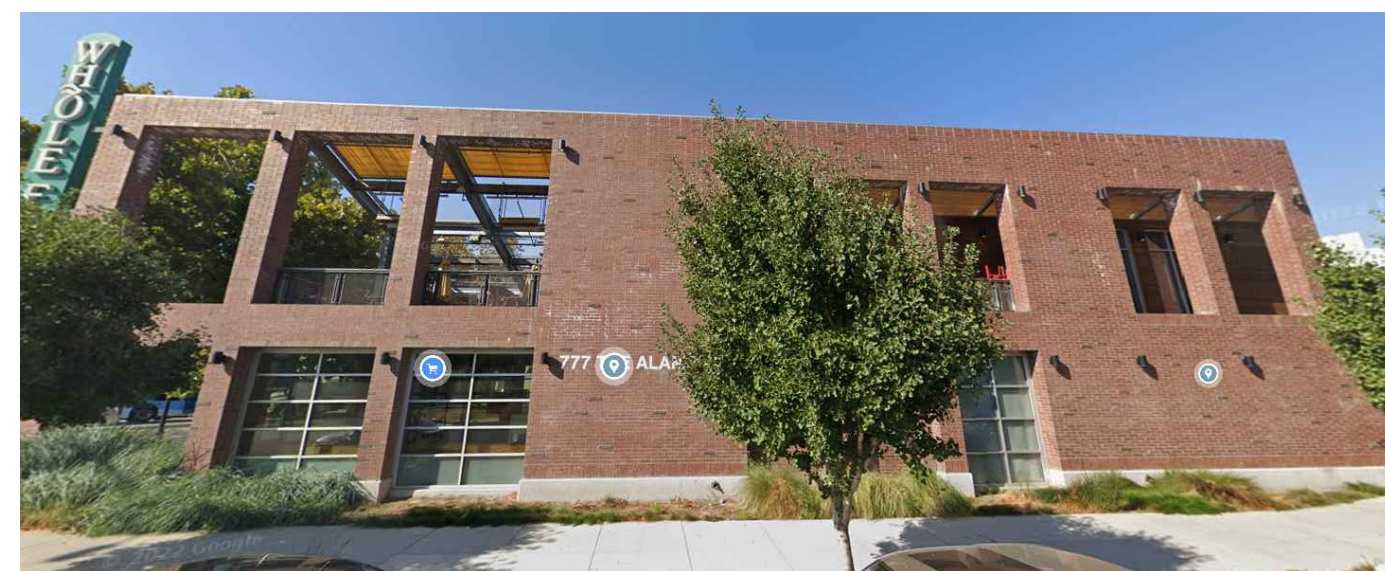


### REFERENCE SITE PLAN

SCALE: NTS



1 NORTH VIEW FROM STOCKTON AVE.



3 SOUTH VIEW FROM STOCKTON AVE.



5 SOUTH VIEW FROM STOCKTON AVE.



7 NORTH VIEW FROM STOCKTON AVE.



2 NORTH-EAST VIEW FROM STOCKTON AVE.



4 SOUTH VIEW FROM STOCKTON AVE.



6 NORTH-WEST VIEW FROM STOCKTON AVE.



8 NORTH VIEW FROM MONTGOMERY ST. PARKING LOT



9 NORTH-EAST VIEW FROM MONTGOMERY ST. PARKING LOT



10 NORTH-WEST VIEW FROM MONTGOMERY ST. PARKING LOT



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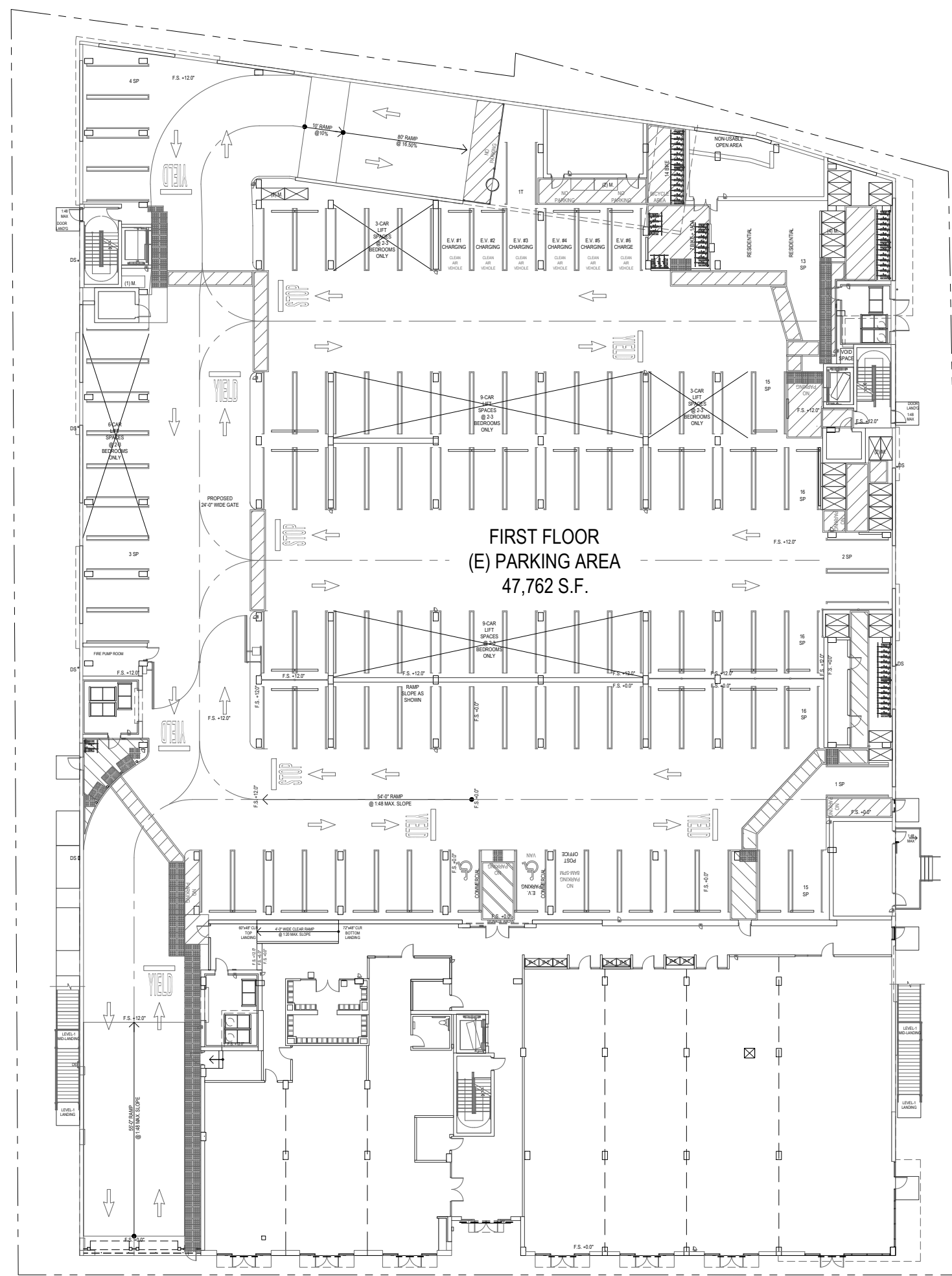
**VESPAIO**  
130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

SITE CONTEXT

# A 0.13

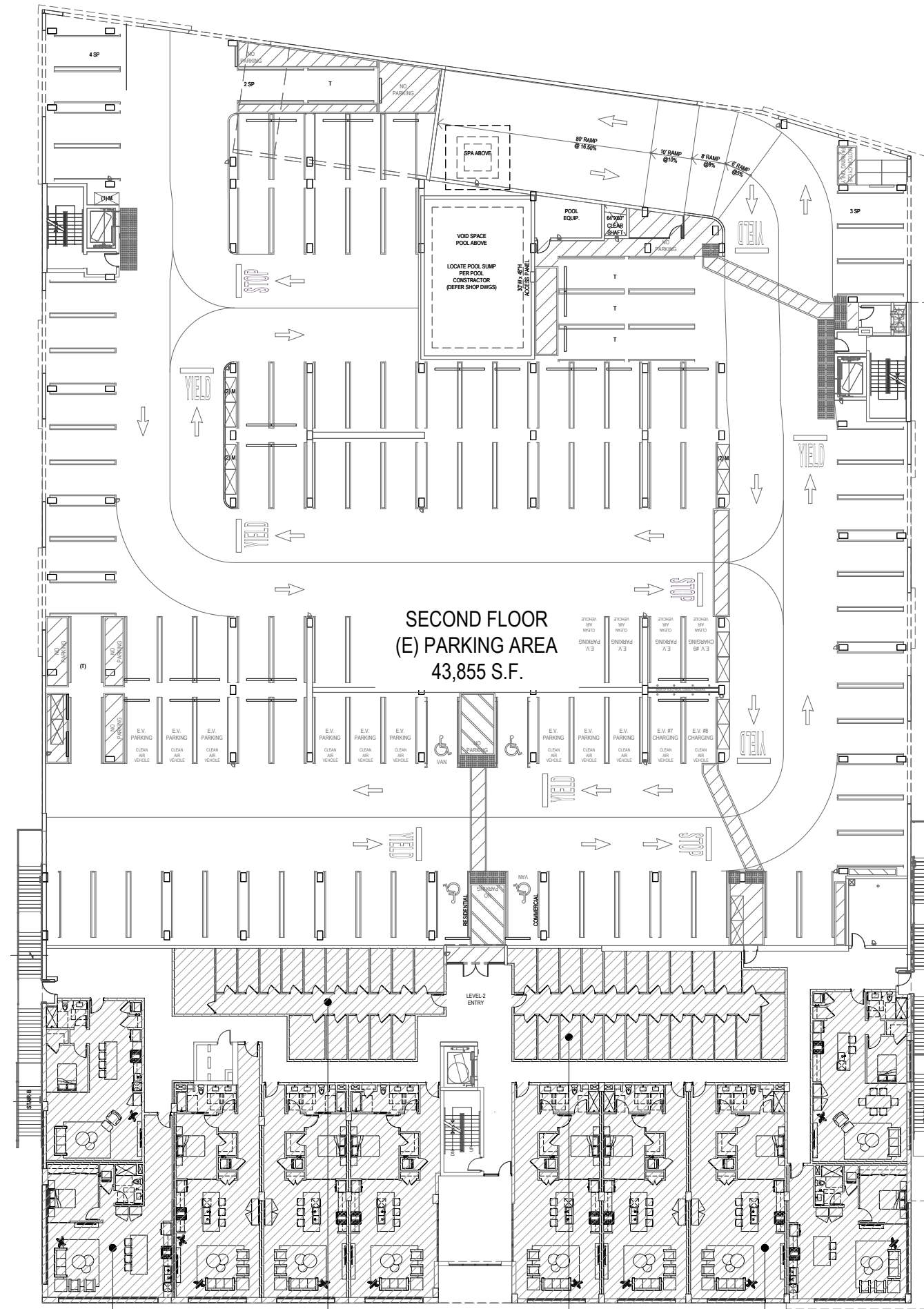
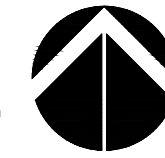
PROJECT NO: 235908



FIRST FLOOR  
(E) COMMERCIAL  
AREA  
15,252 S.F.

**FIRST LEVEL AREA PLAN**

SCALE: 1/32" = 1'-0"



SECOND FLOOR  
(N) RESIDENTIAL  
AREA  
5,604 S.F.

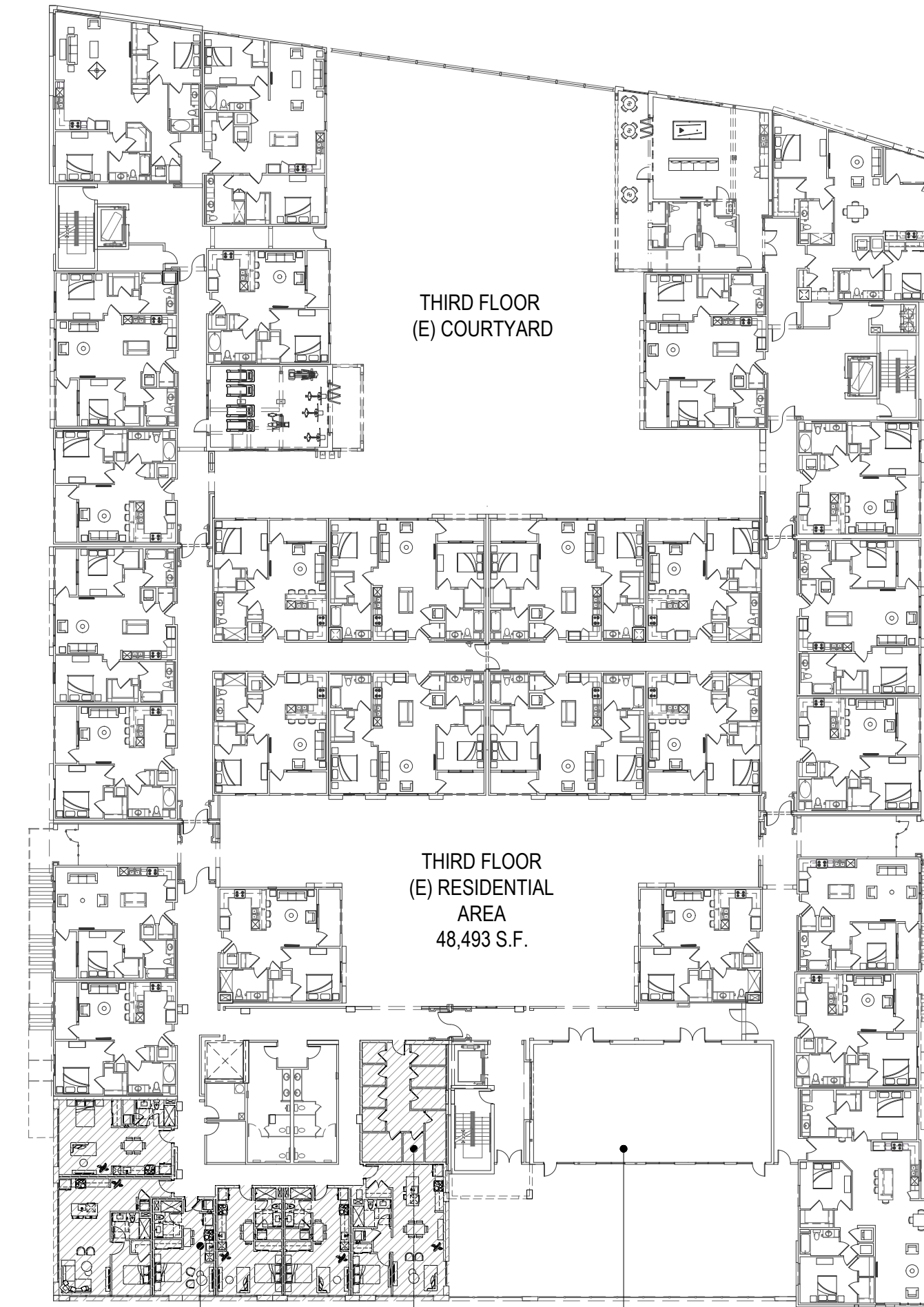
SECOND FLOOR  
(N) RESIDENTIAL  
STORAGE UNITS  
1,443 S.F.

SECOND FLOOR  
(N) RESIDENTIAL  
STORAGE UNITS  
1,754 S.F.

SECOND FLOOR  
(N) RESIDENTIAL  
AREA  
5,571 S.F.

**SECOND LEVEL AREA PLAN**

SCALE: 1/32" = 1'-0"



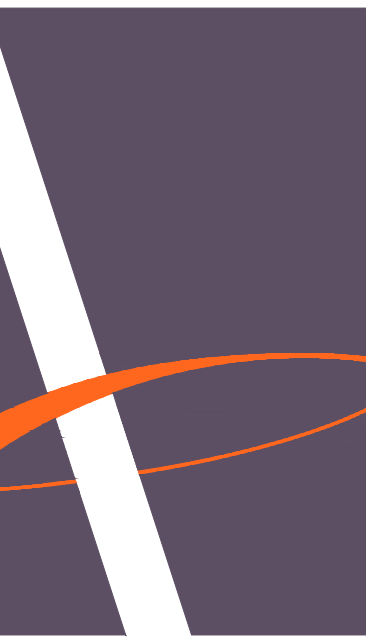
THIRD FLOOR  
(N) RESIDENTIAL  
AREA  
3,387 S.F.

THIRD FLOOR  
(N) RESIDENTIAL  
STORAGE UNITS  
631 S.F.

THIRD FLOOR  
(E) OFFICE AREA  
2,662 S.F.

**THIRD LEVEL AREA PLAN**

SCALE: 1/32" = 1'-0"



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**VESPAIO**

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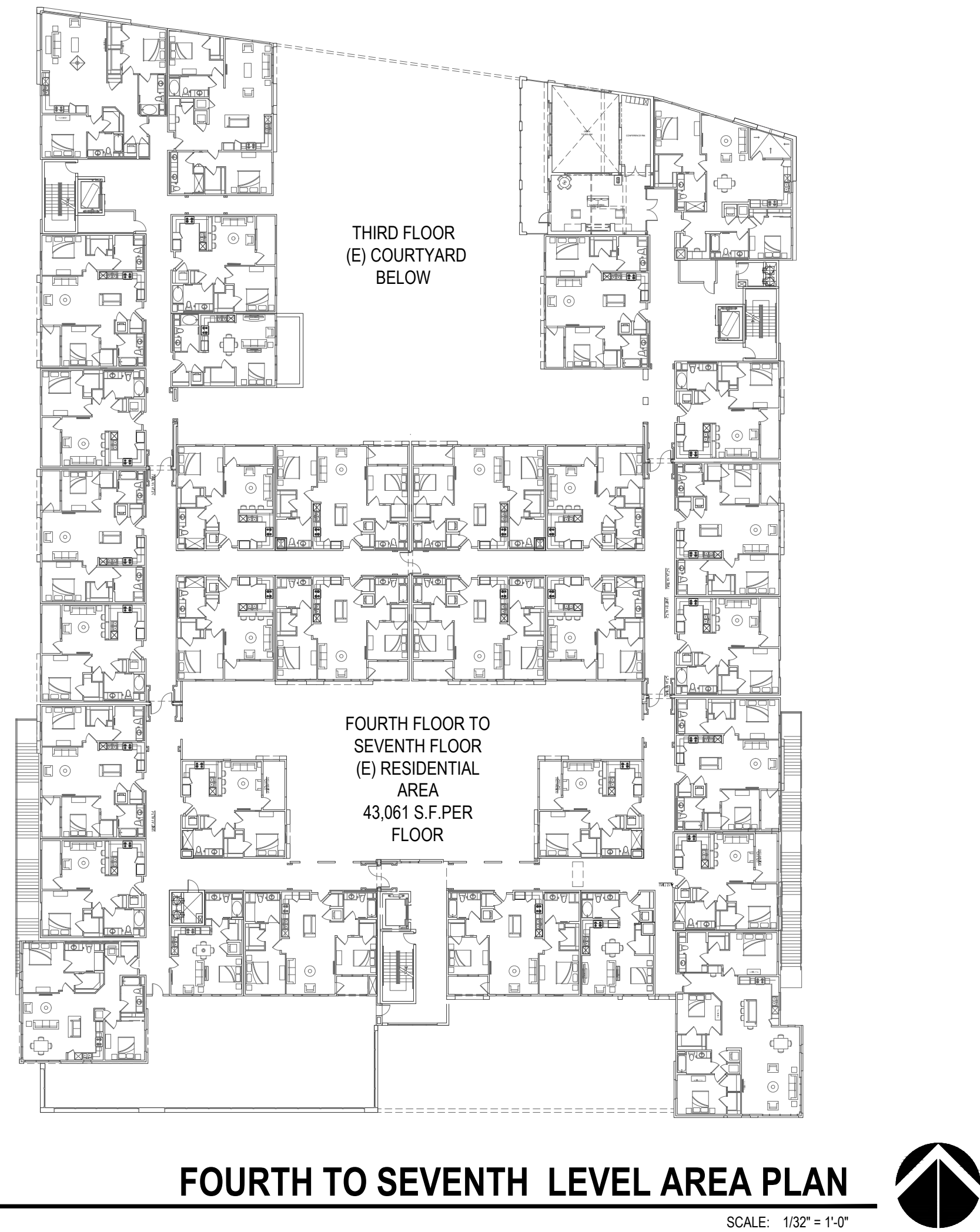
DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

AREA GRAPHIC CALCULATION

**A 0.21**

PROJECT NO: 235908





**FOURTH TO SEVENTH LEVEL AREA PLAN**

SCALE: 1/32" = 1'-0"



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REZONING APPLICATION FOR:

**VESPAIO**

130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

AREA GRAPHIC CALCULATION

**A 0.22**

PROJECT NO: 235908

PROJECT DATA - EXISTING

ASSESSOR'S PARCEL NO.:	25928046
ZONING:	A/ PLANNED DEVELOPMENT (File No. PD16-006)
SITE AREA:	75,116 S.F. OR 1.725 ACRES
MAX BUILDING HEIGHT:	92'-8"
SETBACKS:	NO MINIMUM SETBACKS
MAX F.A.R. ALLOWED (FLOOR AREA RATIO):	0.5 OR 37,558 S.F.
MAX RESIDENTIAL UNITS ALLOWED (85 D.U. PER ACRE):	163 UNITS
<b>FLOOR AREA (7-STORY BUILDING)</b>	
FIRST LEVEL - COMMERCIAL	15,252 S.F.
FIRST LEVEL - PARKING	47,762 S.F.
SECOND LEVEL - COMMERCIAL	18,033 S.F.
SECOND LEVEL - PARKING	43,855 S.F.
THIRD LEVEL - RESIDENTIAL	48,493 S.F.
THIRD LEVEL - COMMERCIAL	6,880 S.F.
FOURTH LEVEL - RESIDENTIAL	43,061 S.F.
FIFTH LEVEL - RESIDENTIAL	43,061 S.F.
SIXTH LEVEL - RESIDENTIAL	43,061 S.F.
SEVENTH LEVEL - RESIDENTIAL	43,061 S.F.
<b>TOTAL BUILDING AREA</b>	<b>352,319 S.F.</b>
<b>TOTAL COMMERCIAL AREA:</b>	<b>39,965 S.F. (85% NET OR 33,970 S.F.)</b>
<b>TOTAL RESIDENTIAL AREA:</b>	<b>220,737 S.F.</b>
<b>TOTAL COMMERCIAL F.A.R. (FLOOR AREA RATIO):</b>	<b>0.53</b>
<b>DWELLING UNIT MIX (162 UNITS)</b>	
STUDIO	12 UNITS OR 8%
ONE-BEDROOM	67 UNITS OR 41%
TWO-BEDROOM	78 UNITS OR 48%
THREE-BEDROOM	5 UNITS OR 3%
<b>TOTAL # DWELLING UNITS</b>	<b>162 UNITS</b>

PROJECT DATA - PROPOSED

ASSESSOR'S PARCEL NO.:	25928046
ZONING:	DOWNTOWN PRIMARY COMMERCIAL / DC
SITE AREA:	75,116 S.F. OR 1.725 ACRES
MAX BUILDING HEIGHT:	EXISTING 92'-8" - NO CHANGE TO EXISTING BUILDING HEIGHT
SETBACKS:	NO MINIMUM SETBACKS - NO CHANGES TO BUILDING PLACEMENT
MAX F.A.R. ALLOWED (FLOOR AREA RATIO):	30.0 OR 2,253,480 S.F.
MAX RESIDENTIAL UNITS ALLOWED (800 D.U. PER ACRE):	1,380 UNITS
<b>FLOOR AREA (7-STORY BUILDING)</b>	
FIRST LEVEL - COMMERCIAL	15,252 S.F.
FIRST LEVEL - PARKING	47,762 S.F.
SECOND LEVEL - RESIDENTIAL	18,033 S.F.
SECOND LEVEL - PARKING	43,855 S.F.
THIRD LEVEL - RESIDENTIAL	52,511 S.F.
THIRD LEVEL - OFFICE	2,662 S.F.
FOURTH LEVEL - RESIDENTIAL	43,061 S.F.
FIFTH LEVEL - RESIDENTIAL	43,061 S.F.
SIXTH LEVEL - RESIDENTIAL	43,061 S.F.
SEVENTH LEVEL - RESIDENTIAL	43,061 S.F.
<b>TOTAL BUILDING AREA</b>	<b>352,319 S.F.</b>
<b>TOTAL COMMERCIAL AREA:</b>	<b>15,252 S.F. (85% NET OR 12,964 S.F.)</b>
<b>TOTAL RESIDENTIAL AREA:</b>	<b>245,450 S.F.</b>
<b>TOTAL COMMERCIAL F.A.R. (FLOOR AREA RATIO):</b>	<b>0.20</b>
<b>ADDITIONAL # DWELLING UNITS PER FLOOR</b>	
SECOND LEVEL	10 UNITS
THIRD LEVEL	6 UNITS
FOURTH TO SEVENTH LEVEL	NO CHANGES
<b>TOTAL ADDITIONAL # DWELLING UNITS</b>	<b>16 UNITS</b>
<b>TOTAL EXISTING # DWELLING UNITS</b>	<b>162 UNITS</b>
<b>TOTAL PROPOSED # DWELLING UNITS</b>	<b>178 UNITS (OR DENSITY OF 103 DU/AC)</b>
<b>PROPOSED DWELLING UNIT MIX (178 UNITS)</b>	
STUDIO	16 UNITS OR 9%
ONE-BEDROOM	79 UNITS OR 44% (*)
TWO-BEDROOM	78 UNITS OR 45%
THREE-BEDROOM	5 UNITS OR 2%

(\*) INCLUDES (10) PROPOSED LIVE/ WORK UNITS AT SECOND LEVEL (PER SAN JOSE ORDINANCE 20.70.120 CRITERIA).

OPEN SPACE ANALYSIS - RESIDENTIAL

(PER CITY OF SAN JOSE MUNICIPAL CODE SECTION 20.55.102)

REQUIRED COMMON OPEN SPACE	100 S.F. PER DWELLING UNIT OR 16,200 S.F.
PROVIDED COMMON OPEN SPACE	28,885 S.F. OR 178 S.F. PER DWELLING UNIT
REQUIRED PRIVATE OPEN SPACE	60 S.F. PER UNIT (FOR 50% OF TOTAL # UNITS OR 81 UNITS)
PROVIDED PRIVATE OPEN SPACE	65-86 S.F. AT 128 UNITS (OR 79%>50%)

OPEN SPACE ANALYSIS - RESIDENTIAL

(PER CITY OF SAN JOSE MUNICIPAL CODE SECTION 20.55.102)

REQUIRED COMMON OPEN SPACE	100 S.F. PER DWELLING UNIT OR 17,800 S.F.
PROVIDED COMMON OPEN SPACE	28,885 S.F. OR 162 S.F. PER DWELLING UNIT
REQUIRED PRIVATE OPEN SPACE	60 S.F. PER UNIT (FOR 50% OF TOTAL # UNITS OR 89 UNITS)
PROVIDED PRIVATE OPEN SPACE	65-86 S.F. AT 128 UNITS (OR 79%>50%)

PARKING ANALYSIS - RESIDENTIAL

(PER CITY OF SAN JOSE MUNICIPAL CODE)

REQUIRED PARKING SPACES	1 PARKING SPACE PER DWELLING UNIT OR 162 PARKING SPACES
PROVIDED PARKING SPACES (ASSIGNED)	
FIRST LEVEL (NO CHANGE)	104 SPACES
SECOND LEVEL (NO CHANGE)	121 SPACES
<b>TOTAL PROVIDED</b>	<b>225 SPACES (**)</b>

(\*\*) TOTAL INCLUDES 23 E.V. SPACES

PARKING ANALYSIS - RESIDENTIAL

(PER CITY OF SAN JOSE MUNICIPAL CODE)

REQUIRED PARKING SPACES	1 PARKING SPACE PER DWELLING UNIT OR 178 PARKING SPACES (*)
PROVIDED PARKING SPACES (ASSIGNED)	
FIRST LEVEL (NO CHANGE)	104 SPACES
SECOND LEVEL (NO CHANGE)	121 SPACES
<b>TOTAL PROVIDED</b>	<b>225 SPACES (**)</b>

(\*) PROJECT EXEMPT FROM TDM REQUIREMENTS. NO ADDITIONAL VEHICLE PARKING REQUIRED FOR THE ADDITIONAL UNITS.  
(\*\*) TOTAL INCLUDES 23 E.V. SPACES

PARKING ANALYSIS - COMMERCIAL

(PER CITY OF SAN JOSE MUNICIPAL CODE)

REQUIRED PARKING SPACES	1.9 PER 1,000 S.F. OR 33,970 S.F. (85% NET) * 1.9/1000=65 SPACES
PROVIDED PARKING SPACES	
FIRST LEVEL	32 SPACES
SECOND LEVEL	33 SPACES
<b>TOTAL PROVIDED</b>	<b>65 SPACES</b>

PARKING ANALYSIS - COMMERCIAL

(PER CITY OF SAN JOSE MUNICIPAL CODE)

REQUIRED PARKING SPACES	1.9 PER 1,000 S.F. OR 12,964 S.F. (85% NET OF 15,252 S.F.) * 1.9/1000=25 SPACES
PROVIDED PARKING SPACES	
FIRST LEVEL	32 SPACES
SECOND LEVEL	33 SPACES
<b>TOTAL PROVIDED</b>	<b>65 SPACES</b>

BICYCLE PARKING ANALYSIS

(PER CITY OF SAN JOSE MUNICIPAL CODE CHAPTER 20.90 - TABLE 20-190)

<b>REQUIRED BIKE - RESIDENTIAL (MULTIPLE DWELLING)</b>	1 SPACE PER 4 LIVING UNITS = 40.5 ROUNDED TO 41 BIKES FOR 162 DWELLING UNITS
<b>REQUIRED BIKE - RETAIL SALES, GOODS AND MERCHANDISE</b>	1 SPACE PER 3,000 S.F. OF FLOOR AREA OR 33,970 S.F./3,000= 11.32 ROUNDED TO 12 BIKES
<b>TOTAL REQUIRED:</b>	<b>53 SPACES</b>
<b>TOTAL PROVIDED:</b>	<b>58 SPACES (16 SHORT-TERM AND 42 LONG-TERM BIKE STORAGE)</b>

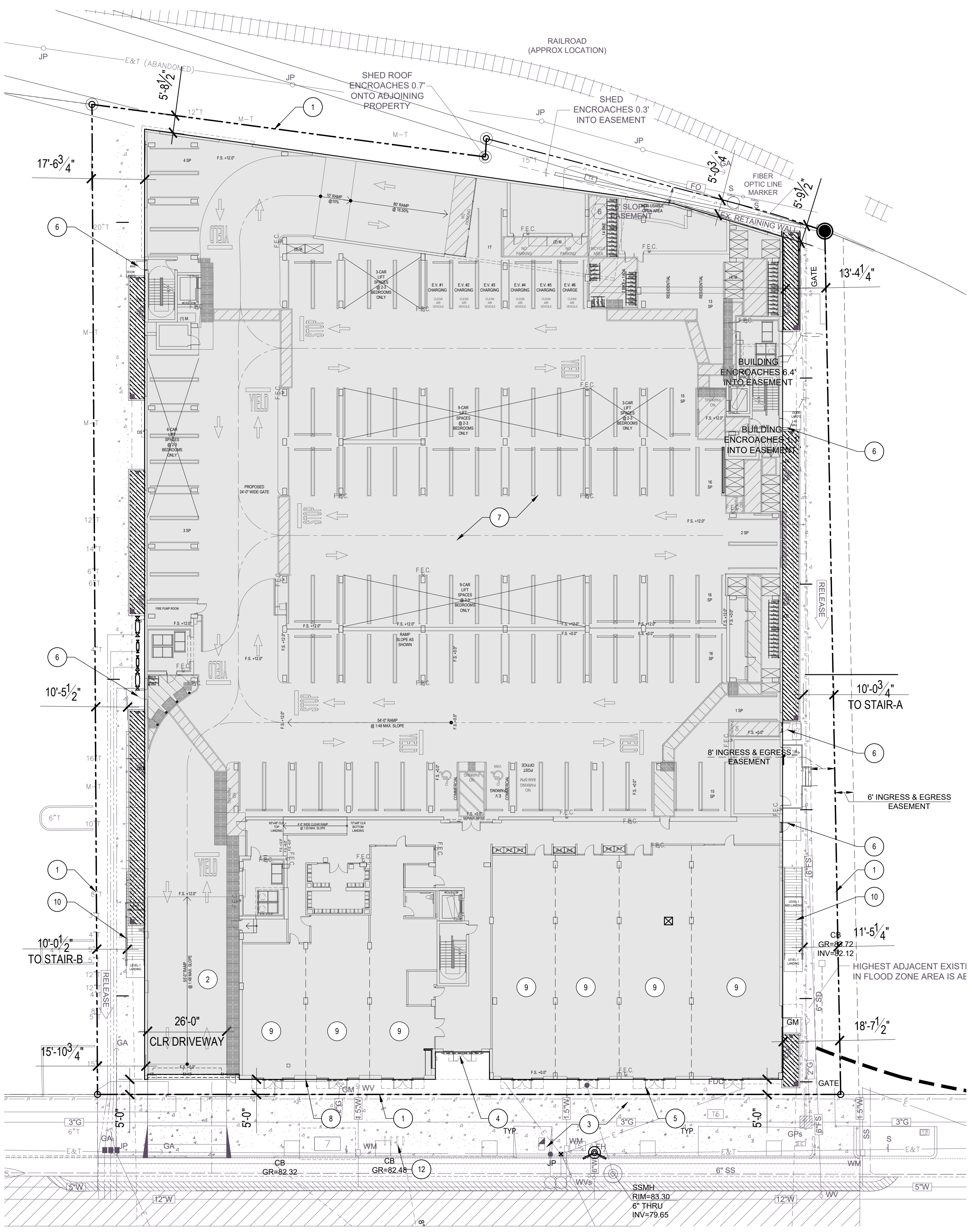
MOTORCYCLE PARKING

(PER CITY OF SAN JOSE MUNICIPAL CODE)

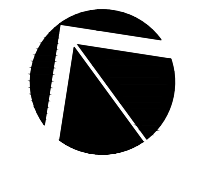
REQUIRED PARKING SPACES	2.5% OF STANDARD VEHICLE PARKING PROVIDED OR 7.25 ROUND UP TO 8 SPACES
PROVIDED PARKING SPACES	
FIRST LEVEL	30 SPACES
SECOND LEVEL	13 SPACES
<b>TOTAL PROVIDED</b>	<b>43 SPACES</b>

KEY NOTES - SITE PLAN

- 1 EXISTING PROPERTY LINE
- 2 VEHICLE ENTRY TO PARKING GARAGE
- 3 SIDEWALK
- 4 COMMERCIAL LOBBY EXIT/ ENTRY
- 5 COMMERCIAL INDIVIDUAL UNIT ENTRY
- 6 BUILDING EGRESS
- 7 PARKING GARAGE STRUCTURE (@ LEVEL 1 & LEVEL 2)
- 8 EXISTING 7-STORY MIXED-USE BUILDING STRUCTURE
- 9 EXISTING COMMERCIAL AREA
- 10 EXTERIOR STAIRS TO UPPER FLOORS
- 11 NOT USED
- 12 SHORT-TERM BIKE RACK
- 13 OFF-STREET LOADING ZONE



ARCHITECTURAL SITE PLAN



SCALE: 1" = 20'-0"

PLANNING APPLICATION FOR:  
**WINDY HILL PROPERTY VENTURES**  
 VESPAIO @ DIRIDON - 130 STOCKTON AVE.  
 SAN JOSE, CA 95126

DATE	DESCRIPTION
05/04/2023	ZONING PRE-APPLICATION

ARCHITECTURAL SITE PLAN & PROJECT DATA

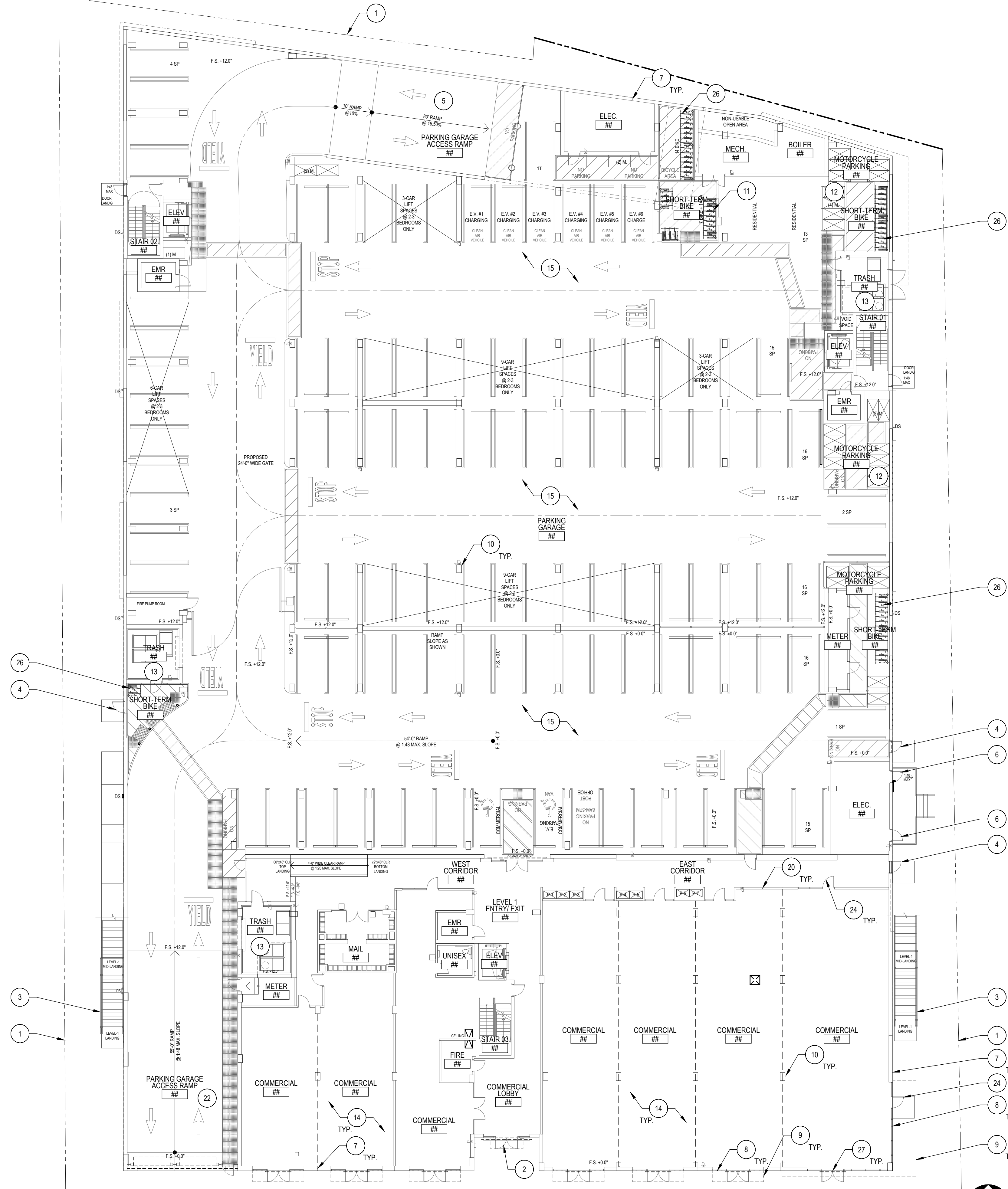
A1.01

PROJECT NO: 235908

**KEYNOTES - EXISTING**

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 (E) PROPERTY LINE
- 2 (E) PRIMARY BUILDING ENTRANCE
- 3 (E) EGRESS STAIRS FROM LEVELS 2 & 3
- 4 (E) EGRESS DOOR
- 5 (E) ACCESS RAMP TO SECOND FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM
- 6 (E) SERVICE DOOR
- 7 (E) EXTERIOR WALLS - NO CHANGES
- 8 (E) EXTERIOR ALUM./ GLASS STOREFRONT DOOR & WINDOW SYSTEM - NO CHANGES
- 9 (E) CANOPY ABOVE (SHOWN DASHED) - NO CHANGES
- 10 (E) BUILDING STRUCTURE - NO CHANGES
- 11 (E) EXISTING LONG-TERM BIKE STORAGE
- 12 (E) MOTORCYCLE PARKING
- 13 (E) EXISTING TRASH ROOM TO REMAIN
- 14 (E) PLUMBING FIXTURES AND ACCESSORIES TO BE DEMOLISHED
- 15 (E) PARKING STRIPPING AND ISLE TO REMAIN
- 16 (E) RESIDENTIAL COMMON AREA TO REMAIN
- 17 (E) INTERIOR DOOR AND HARDWARE TO BE DEMOLISHED
- 18 (E) DWELLING UNIT TO REMAIN
- 19 (E) COURTYARD TO REMAIN
- 20 (E) INTERIOR WALL TO BE PARTIALLY DEMOLISHED
- 21 (E) PRIVATE RESIDENTIAL BALCONY
- 22 (E) ACCESS RAMP TO FIRST FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM
- 23 (E) COMMERCIAL SPACE - MAIN ENTRANCE
- 24 (E) COMMERCIAL SPACE - SECONDARY ENTRANCE
- 25 (E) INTERIOR WALL TO BE DEMOLISHED OR PARTIALLY DEMOLISHED
- 26 (E) SHORT-TERM BIKE STORAGE
- 27 (E) COMMERCIAL SPACE - PRIMARY ENTRANCE
- 28 (E) COMMERCIAL SPACE TO BE REFURBISHED INTO LIVE/ WORK UNITS
- 29 (E) INTERIOR STOREFRONT WINDOW AND DOOR TO BE REMOVED



**FIRST LEVEL FLOOR PLAN - EXISTING**

SCALE: 1/16" = 1'-0"



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**VESPAIO**  
130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

FIRST FLOOR PLAN  
- EXISTING

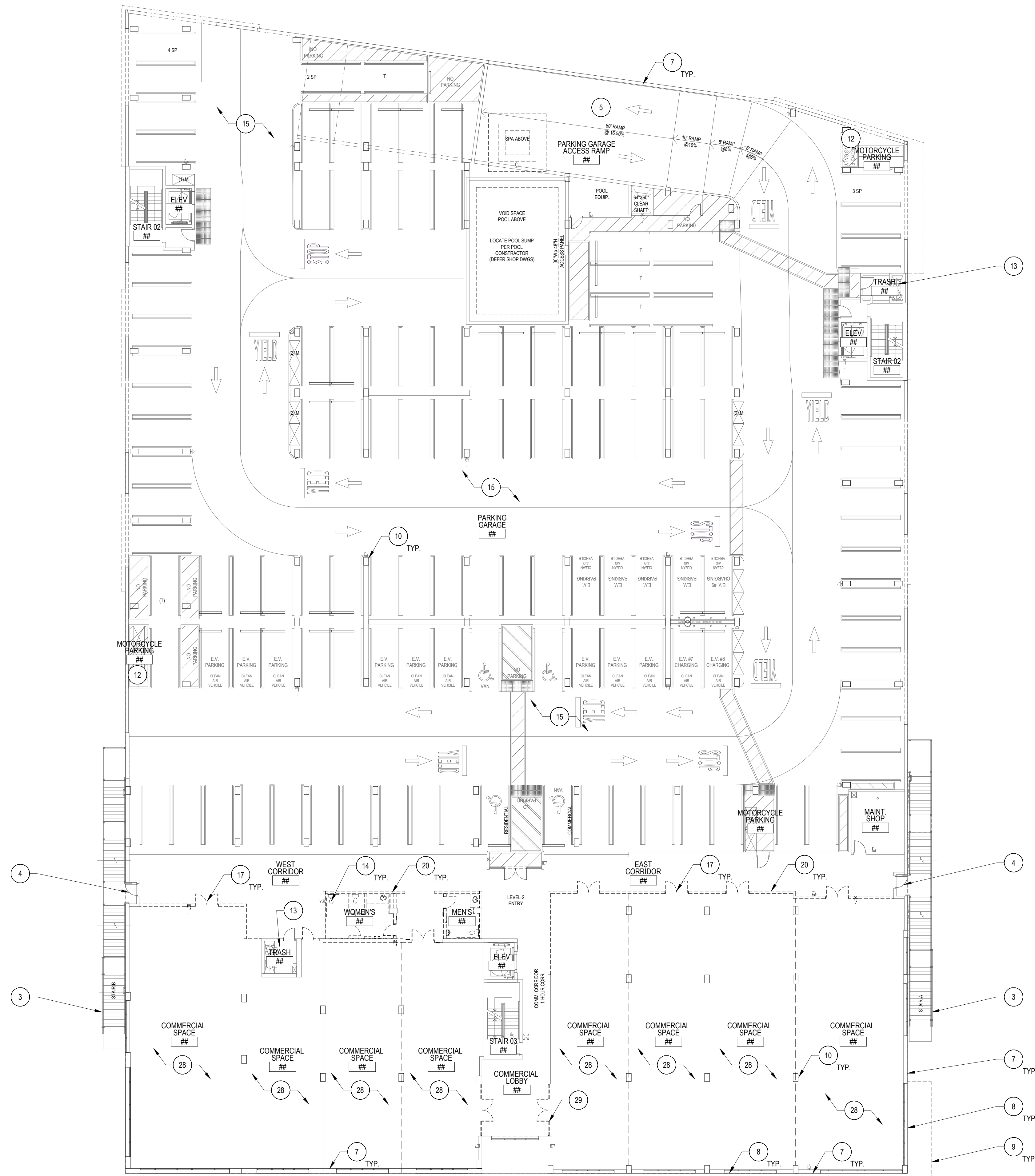
**A 2.01**

PROJECT NO: 236908

**KEYNOTES - EXISTING**

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 (E) PROPERTY LINE
- 2 (E) PRIMARY BUILDING ENTRANCE
- 3 (E) EGRESS STAIRS FROM LEVELS 2 & 3
- 4 (E) EGRESS DOOR
- 5 (E) ACCESS RAMP TO SECOND FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM
- 6 (E) SERVICE DOOR
- 7 (E) EXTERIOR WALLS - NO CHANGES
- 8 (E) EXTERIOR ALUM/ GLASS STOREFRONT DOOR & WINDOW SYSTEM - NO CHANGES
- 9 (E) CANOPY ABOVE (SHOWN DASHED) - NO CHANGES
- 10 (E) BUILDING STRUCTURE - NO CHANGES
- 11 (E) EXISTING LONG-TERM BIKE STORAGE
- 12 (E) MOTORCYCLE PARKING
- 13 (E) EXISTING TRASH ROOM TO REMAIN
- 14 (E) PLUMBING FIXTURES AND ACCESSORIES TO BE DEMOLISHED
- 15 (E) PARKING STRIPPING AND ISLE TO REMAIN
- 16 (E) RESIDENTIAL COMMON AREA TO REMAIN
- 17 (E) INTERIOR DOOR AND HARDWARE TO BE DEMOLISHED
- 18 (E) DWELLING UNIT TO REMAIN
- 19 (E) COURTYARD TO REMAIN
- 20 (E) INTERIOR WALL TO BE PARTIALLY DEMOLISHED
- 21 (E) PRIVATE RESIDENTIAL BALCONY
- 22 (E) ACCESS RAMP TO FIRST FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM
- 23 (E) COMMERCIAL SPACE - MAIN ENTRANCE
- 24 (E) COMMERCIAL SPACE - SECONDARY ENTRANCE
- 25 (E) INTERIOR WALL TO BE DEMOLISHED OR PARTIALLY DEMOLISHED
- 26 (E) SHORT-TERM BIKE STORAGE
- 27 (E) COMMERCIAL SPACE - PRIMARY ENTRANCE
- 28 (E) COMMERCIAL SPACE TO BE REFURBISHED INTO LIVE/ WORK UNITS
- 29 (E) INTERIOR STOREFRONT WINDOW AND DOOR TO BE REMOVED



**SECOND LEVEL FLOOR PLAN - EXISTING**

SCALE: 1/16" = 1'-0"



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In Association with:

REZONING APPLICATION FOR:

**VESPAIO**

130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

SECOND FLOOR PLAN  
- EXISTING

**A 2.02**

PROJECT NO: 236908



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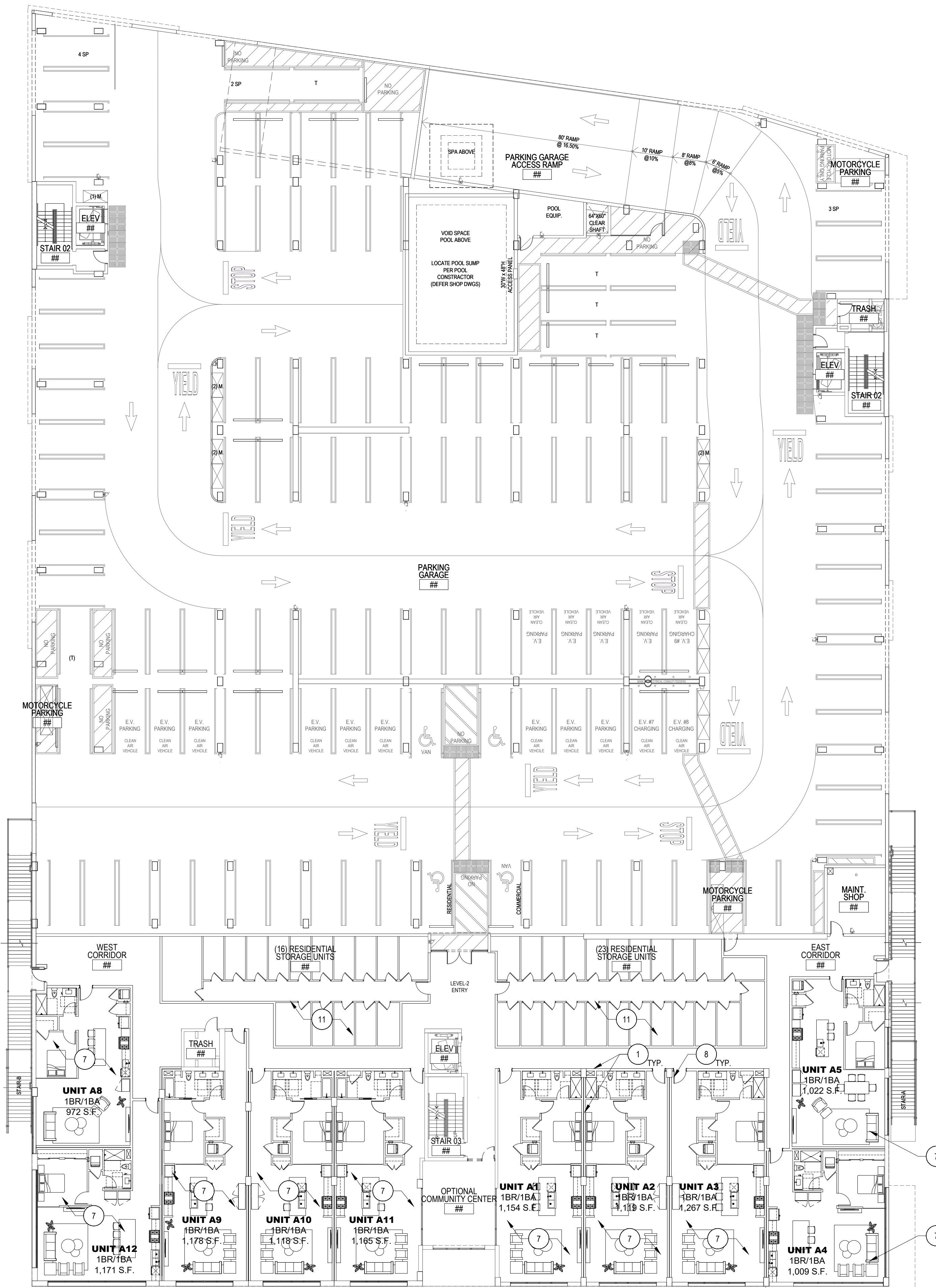
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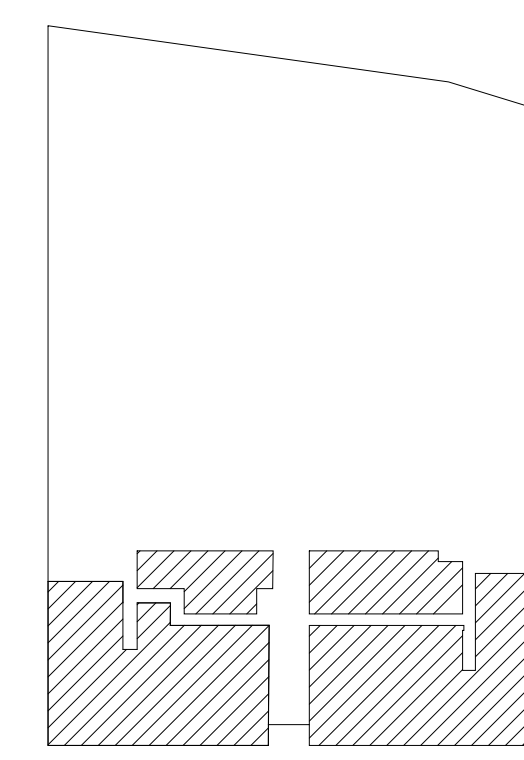
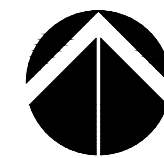
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- 1 (N) 1HR-FIRE RATED INTERIOR WALL
- 2 (N) 45 MIN. INTERIOR DOUBLE DOOR
- 3 (N) LEASING OFFICE
- 4 (N) BIKE STORAGE
- 5 (E) COMMERCIAL SPACE TO REMAIN
- 6 NOT USED
- 7 (N) LIVE/WORK UNIT
- 8 (N) 45 MIN. INTERIOR SINGLE DOOR
- 9 (N) RESIDENTIAL DWELLING UNIT
- 10 NOT USED
- 11 (N) RESIDENTIAL STORAGE UNITS



**SECOND LEVEL FLOOR PLAN - PROPOSED**

SCALE: 1/16" = 1'-0"



**KEY PLAN**

REZONING APPLICATION FOR:  
**VESPAIO**  
130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

SECOND FLOOR PLAN  
- PROPOSED

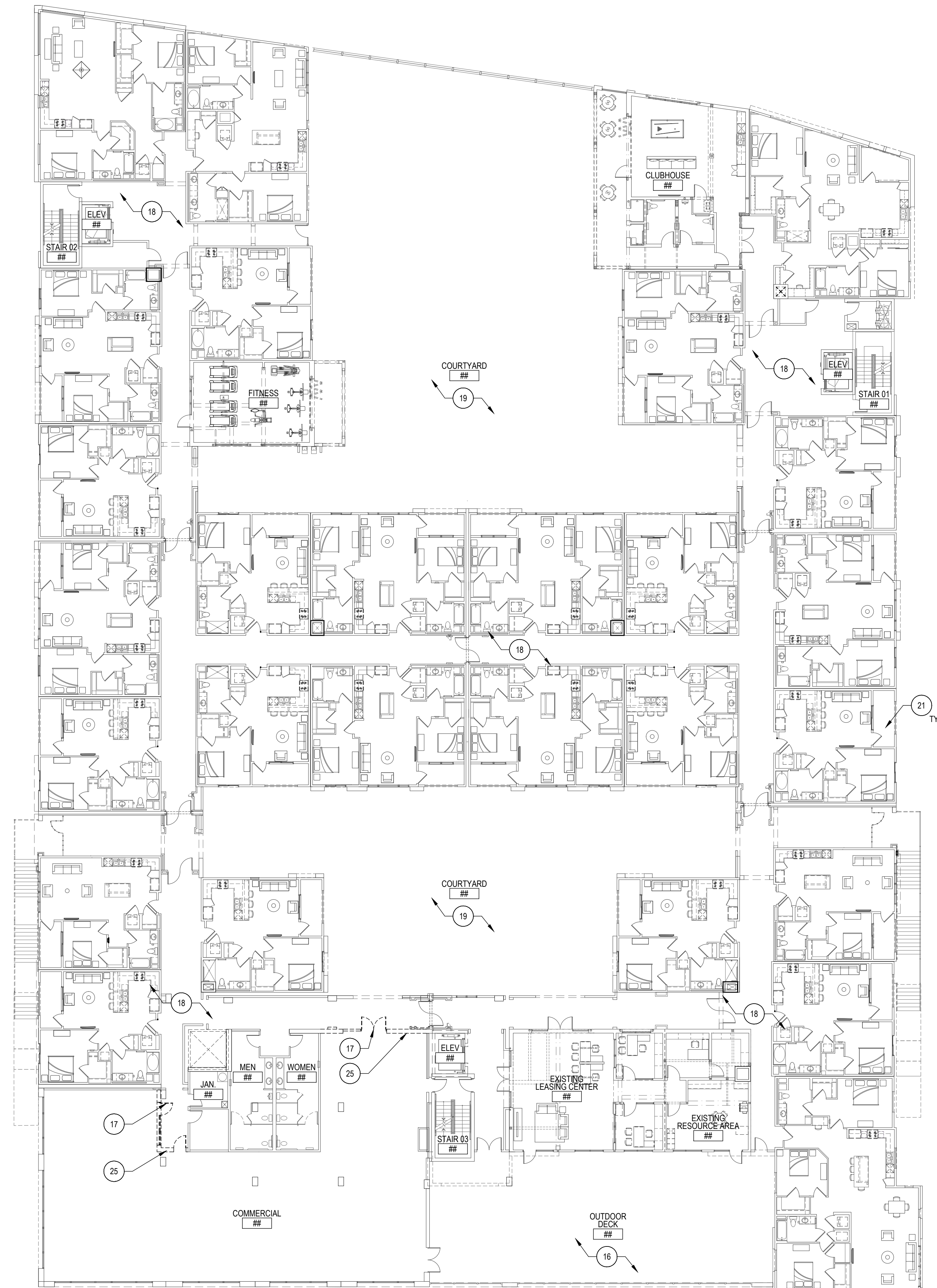
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PROJECT NO: 235908

**KEYNOTES - EXISTING**

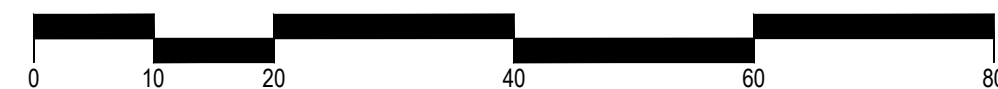
NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 (E) PROPERTY LINE
- 2 (E) PRIMARY BUILDING ENTRANCE
- 3 (E) EGRESS STAIRS FROM LEVELS 2 & 3
- 4 (E) EGRESS DOOR
- 5 (E) ACCESS RAMP TO SECOND FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM
- 6 (E) SERVICE DOOR
- 7 (E) EXTERIOR WALLS - NO CHANGES
- 8 (E) EXTERIOR ALUM/ GLASS STOREFRONT DOOR & WINDOW SYSTEM - NO CHANGES
- 9 (E) CANOPY ABOVE (SHOWN DASHED) - NO CHANGES
- 10 (E) BUILDING STRUCTURE - NO CHANGES
- 11 (E) EXISTING LONG-TERM BIKE STORAGE
- 12 (E) MOTORCYCLE PARKING
- 13 (E) EXISTING TRASH ROOM TO REMAIN
- 14 (E) PLUMBING FIXTURES AND ACCESSORIES TO BE DEMOLISHED
- 15 (E) PARKING STRIPPING AND ISLE TO REMAIN
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- 28 (E) COMMERCIAL SPACE TO BE REFURBISHED INTO LIVE/ WORK UNITS
- 29 (E) INTERIOR STOREFRONT WINDOW AND DOOR TO BE REMOVED



**THIRD LEVEL FLOOR PLAN - EXISTING**

SCALE: 1/16" = 1'-0"



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**VESPAIO**

130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

THIRD FLOOR PLAN  
- EXISTING

**A 2.04**

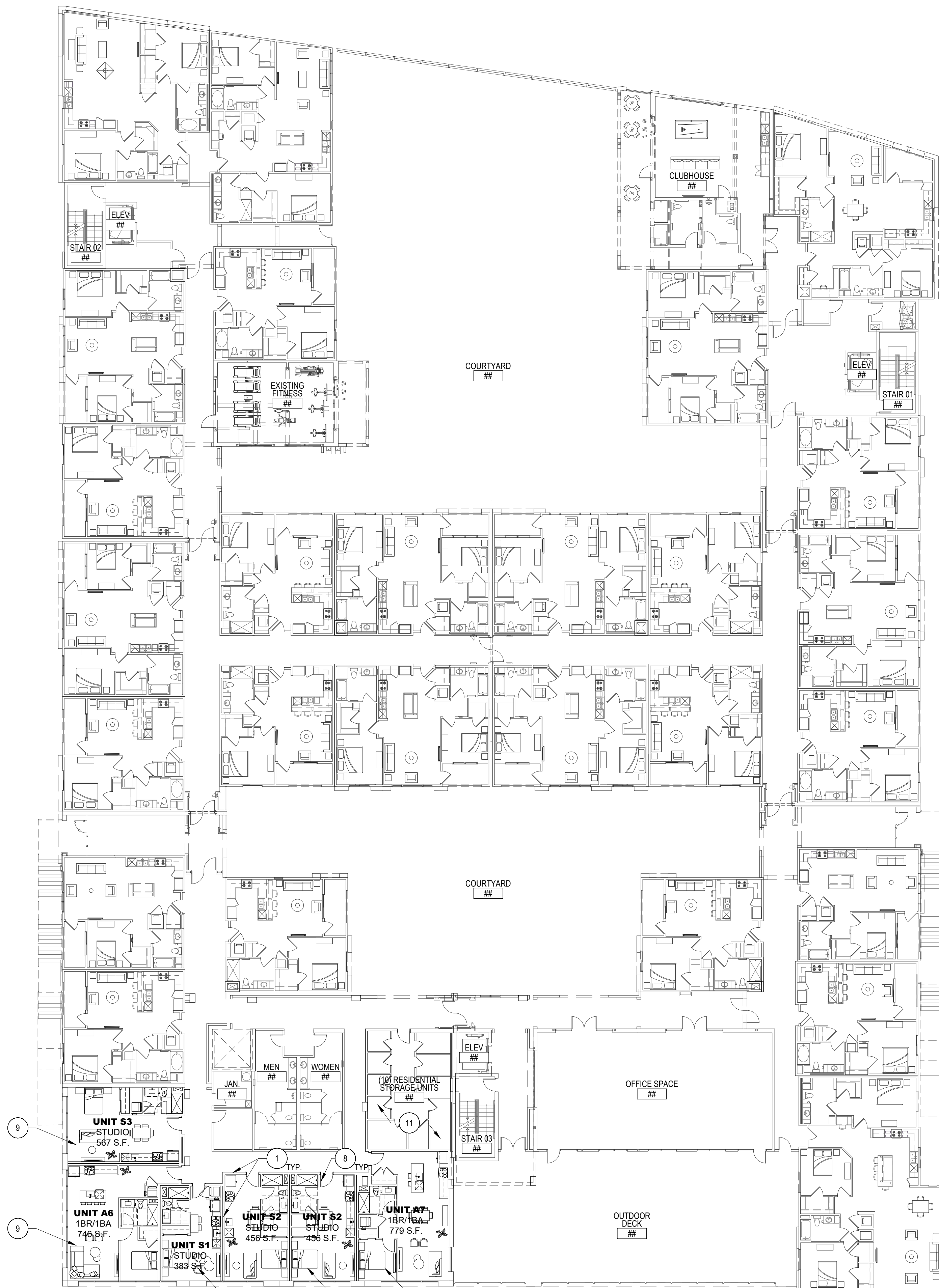
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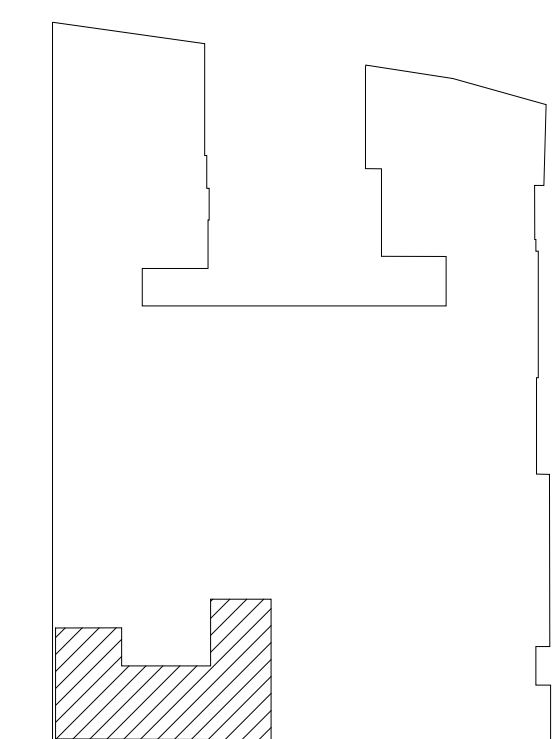
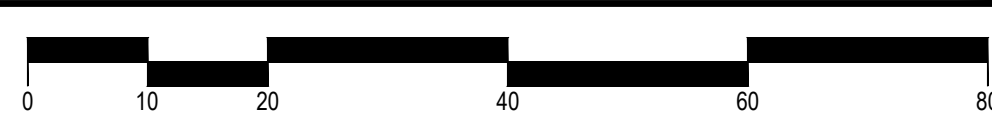
### KEYNOTES - PROPOSED

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 (N) 1HR-FIRE RATED INTERIOR WALL
- 2 (N) 45 MIN. INTERIOR DOUBLE DOOR
- 3 (N) LEASING OFFICE
- 4 (N) BIKE STORAGE
- 5 (E) COMMERCIAL SPACE TO REMAIN
- 6 NOT USED
- 7 (N) LIVE/ WORK UNIT
- 8 (N) 45 MIN. INTERIOR SINGLE DOOR
- 9 (N) RESIDENTIAL DWELLING UNIT
- 10 NOT USED
- 11 (N) RESIDENTIAL STORAGE UNITS



### THIRD LEVEL FLOOR PLAN - PROPOSED



### KEY PLAN

REZONING APPLICATION FOR:  
**VESPAIO**  
 130 STOCKTON AVE.  
 SAN JOSE, CA 95126

DATE	DESCRIPTION
04/26/2023	ZONING PRE-APPLICATION
09/16/2023	1ST SUBMITTAL
02/01/2024	2ND SUBMITTAL

THIRD FLOOR PLAN  
- PROPOSED

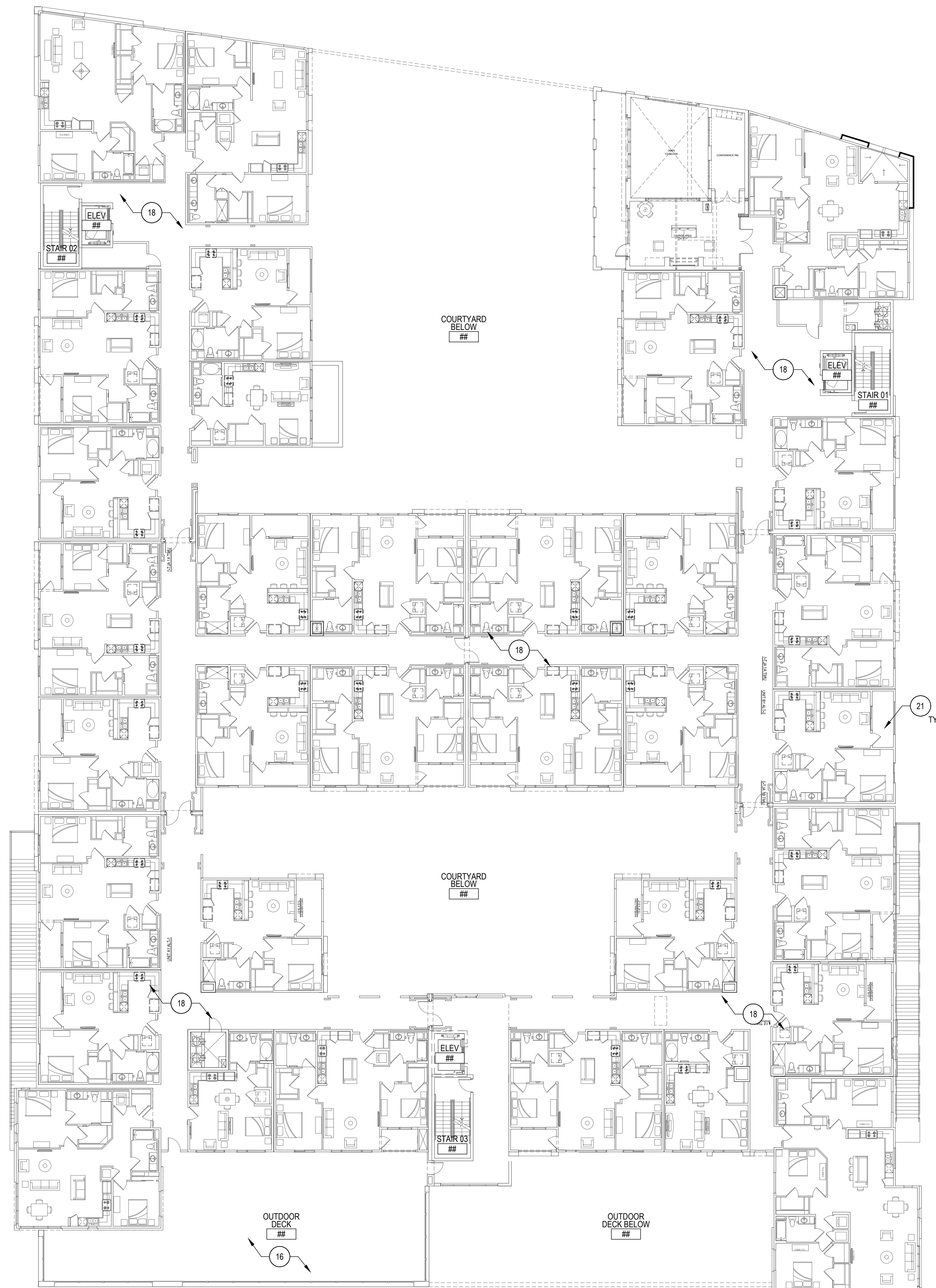
## A 2.05

PROJECT NO: 235908

KEYNOTES - EXISTING

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- |  |  |
|--|--|
| 1 (E) PROPERTY LINE  | 15 (E) PARKING STRIPPING AND ISLE TO REMAIN  |
| 2 (E) PRIMARY BUILDING ENTRANCE  | 16 (E) RESIDENTIAL COMMON AREA TO REMAIN   |
| 3 (E) EGRESS STAIRS FROM LEVELS 2 & 3  | 17 (E) INTERIOR DOOR AND HARDWARE TO BE DEMOLISHED                                 |
| 4 (E) EGRESS DOOR  | 18 (E) DWELLING UNIT TO REMAIN   |
| 5 (E) ACCESS RAMP TO SECOND FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM | 19 (E) COURTYARD TO REMAIN   |
| 6 (E) SERVICE DOOR   | 20 (E) INTERIOR WALL TO BE PARTIALLY DEMOLISHED                                    |
| 7 (E) EXTERIOR WALLS - NO CHANGES  | 21 (E) PRIVATE RESIDENTIAL BALCONY   |
| 8 (E) EXTERIOR ALUM/ GLASS STOREFRONT DOOR & WINDOW SYSTEM - NO CHANGES            | 22 (E) ACCESS RAMP TO FIRST FLOOR PARKING STRUCTURE W/ TRANSITION SLOPE TOP BOTTOM |
| 9 (E) CANOPY ABOVE (SHOWN DASHED) - NO CHANGES                                     | 23 (E) COMMERCIAL SPACE - MAIN ENTRANCE  |
| 10 (E) BUILDING STRUCTURE - NO CHANGES   | 24 (E) COMMERCIAL SPACE - SECONDARY ENTRANCE                                       |
| 11 (E) EXISTING LONG-TERM BIKE STORAGE   | 25 (E) INTERIOR WALL TO BE DEMOLISHED OR PARTIALLY DEMOLISHED                      |
| 12 (E) MOTORCYCLE PARKING  | 26 (E) SHORT-TERM BIKE STORAGE   |
| 13 (E) EXISTING TRASH ROOM TO REMAIN   | 27 (E) COMMERCIAL SPACE - PRIMARY ENTRANCE   |
| 14 (E) PLUMBING FIXTURES AND ACCESSORIES TO BE DEMOLISHED                          | 28 (E) COMMERCIAL SPACE TO BE REFURBISHED INTO LIVE/ WORK UNITS                    |
|  | 29 (E) INTERIOR STOREFRONT WINDOW AND DOOR TO BE REMOVED                           |



FOURTH TO SEVENTH LEVEL FLOOR PLAN - EXISTING (NO CHANGES)

SCALE: 1/16" = 1'-0"



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SAN JOSE, CA 95126

DATE	DESCRIPTION
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09.15.2023	1ST SUBMITTAL
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FOURTH TO SEVENTH FLOOR PLAN  
- EXISTING

A 2.06

PROJECT NO: 235908





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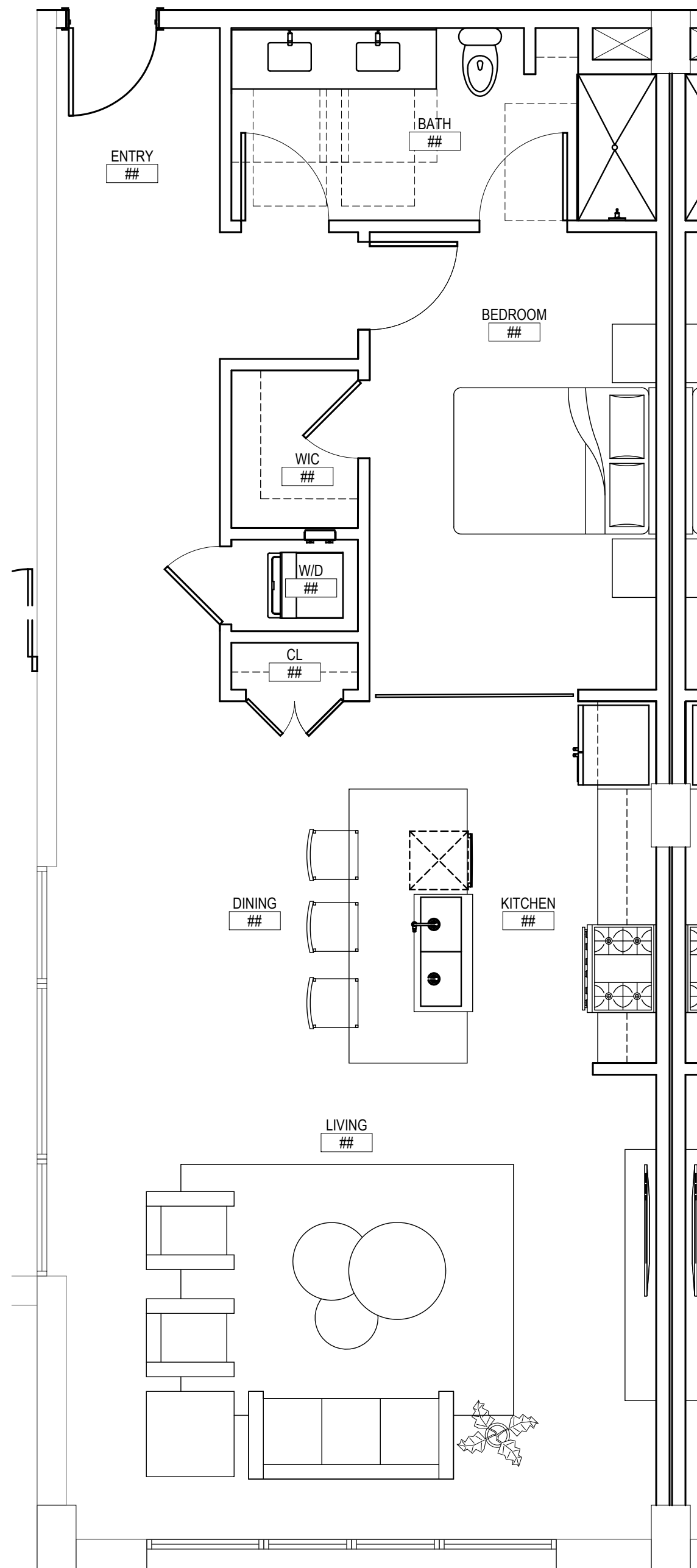
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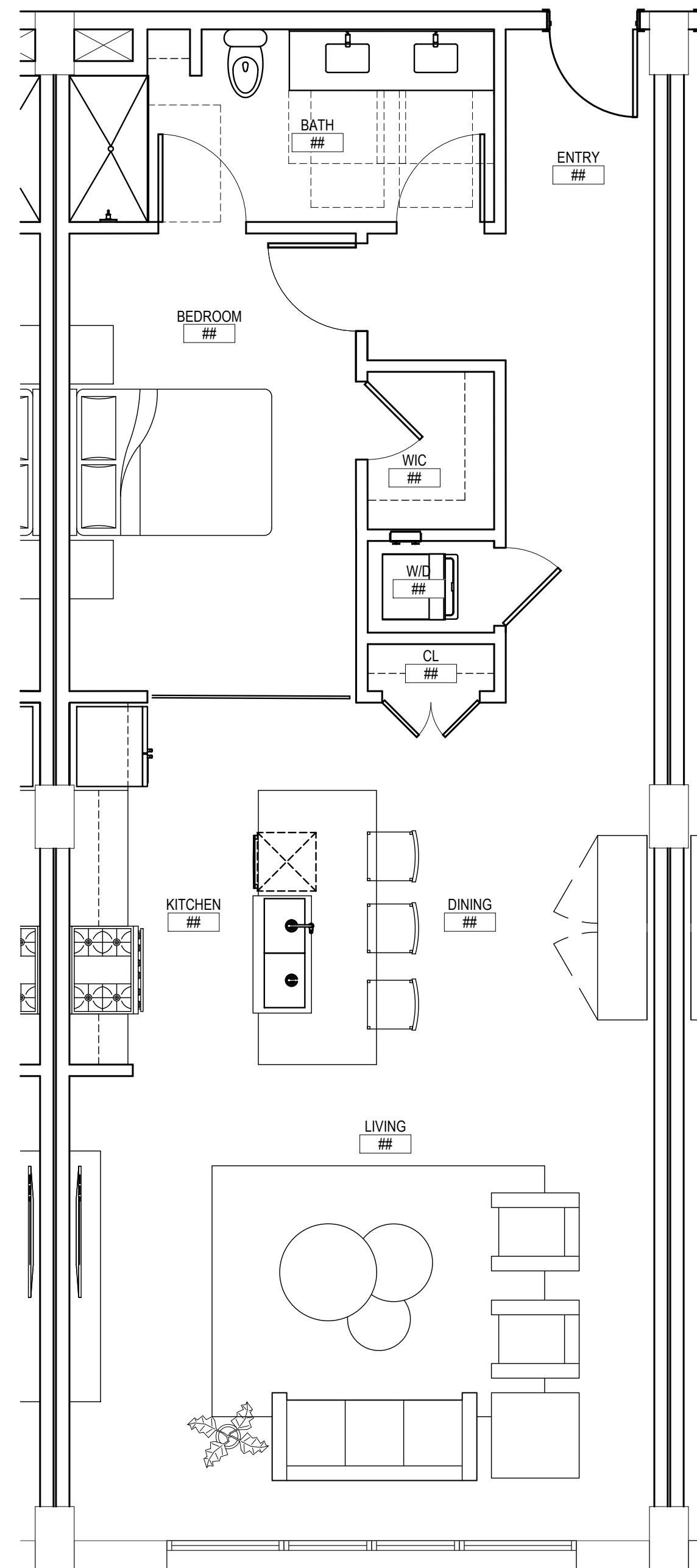
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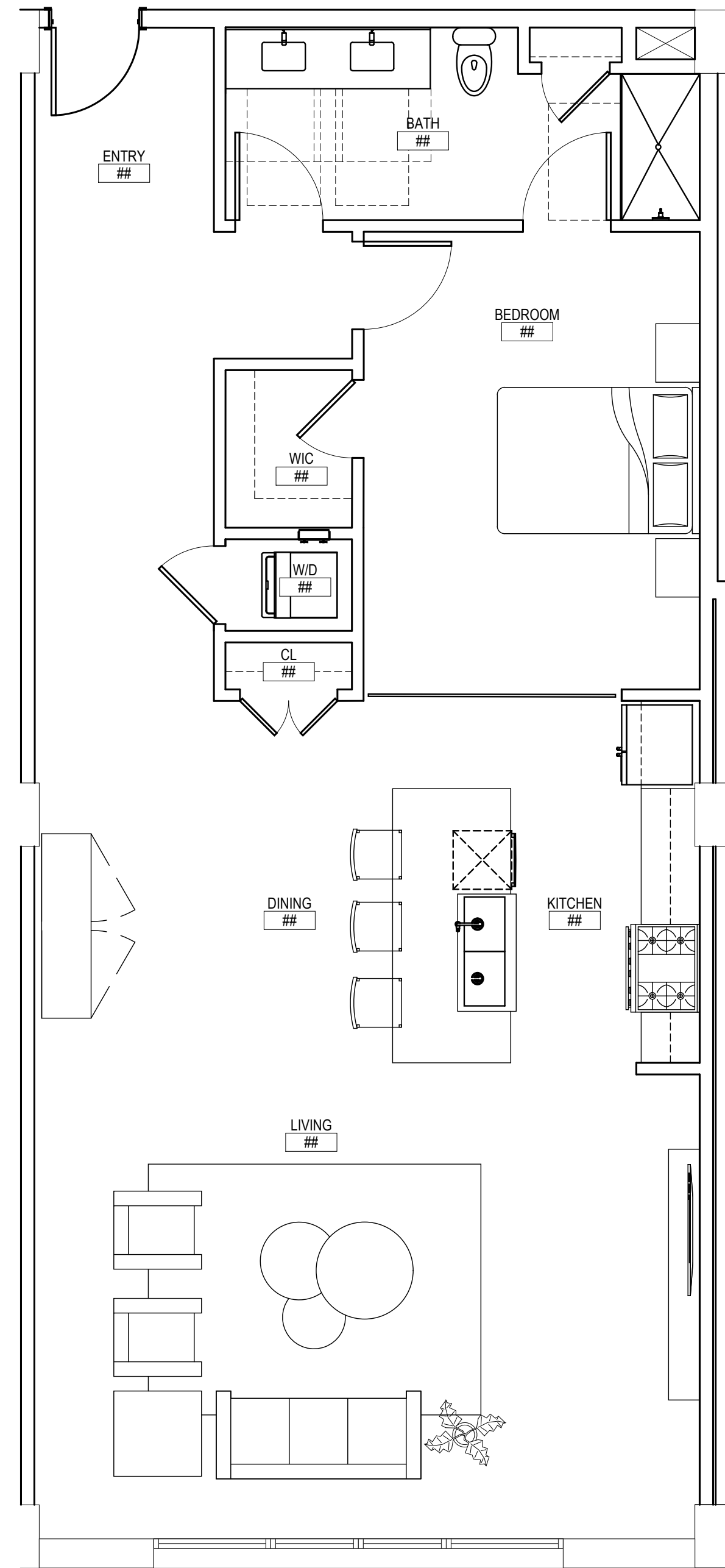
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NET RENTABLE AREA: 1,154 S.F.  
**ENLARGED PLAN - LIVE/ WORK UNIT TYPE 'A1'** ①  
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 1,119 S.F.  
**ENLARGED PLAN - LIVE/ WORK UNIT TYPE 'A2'** ②  
SCALE: 1/4" = 1'-0"



NET RENTABLE AREA: 1,267 S.F.  
**ENLARGED PLAN - LIVE/ WORK UNIT TYPE 'A3'** ③  
SCALE: 1/4" = 1'-0"

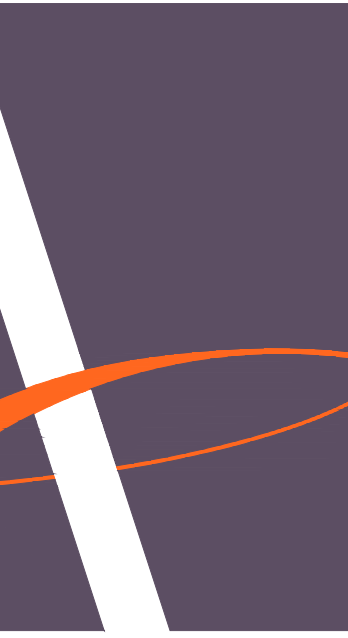
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SAN JOSE, CA 95126

DATE	DESCRIPTION
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09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

ENLARGED UNIT PLANS

**A 5.01**

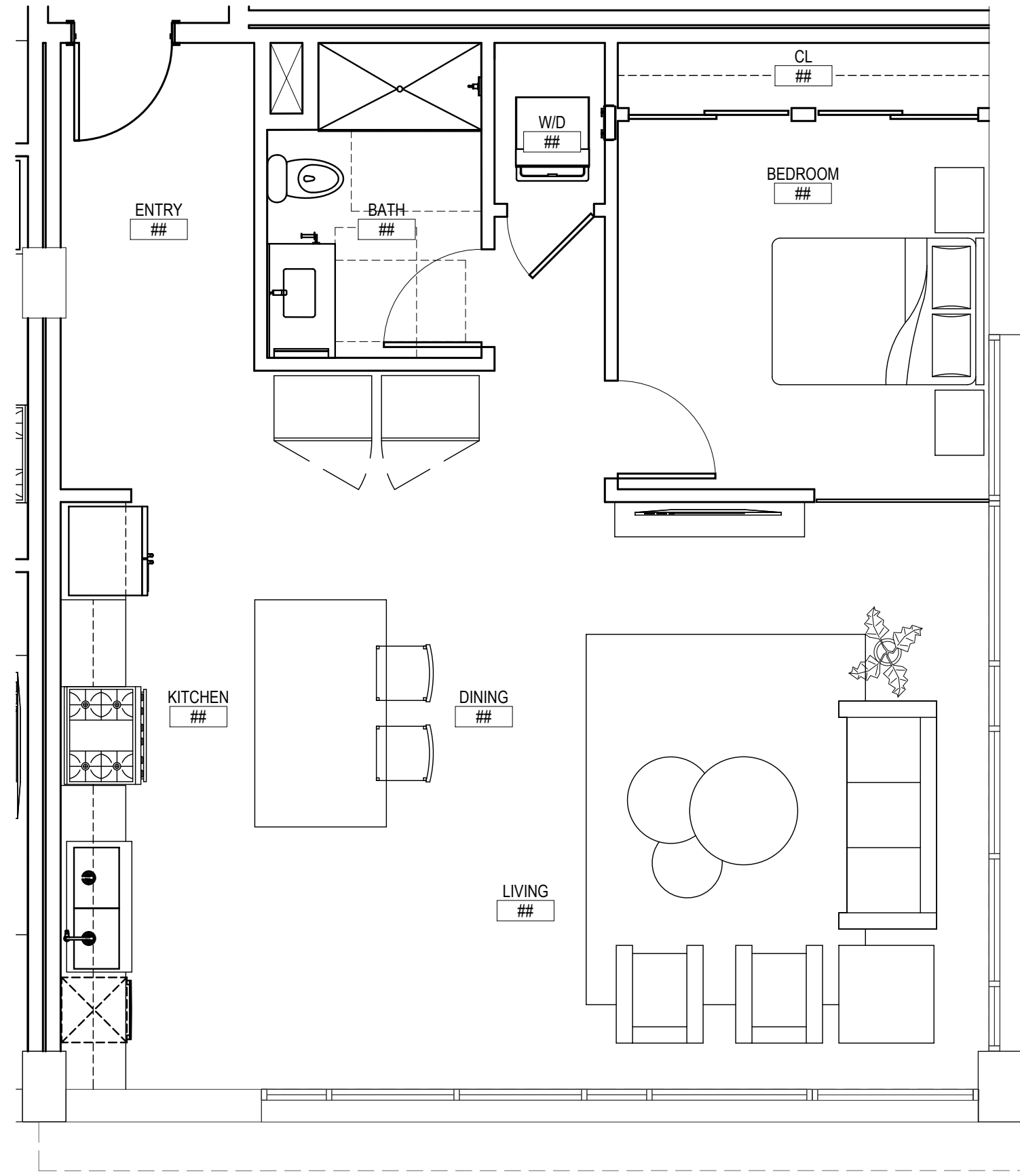
PROJECT NO: 235908



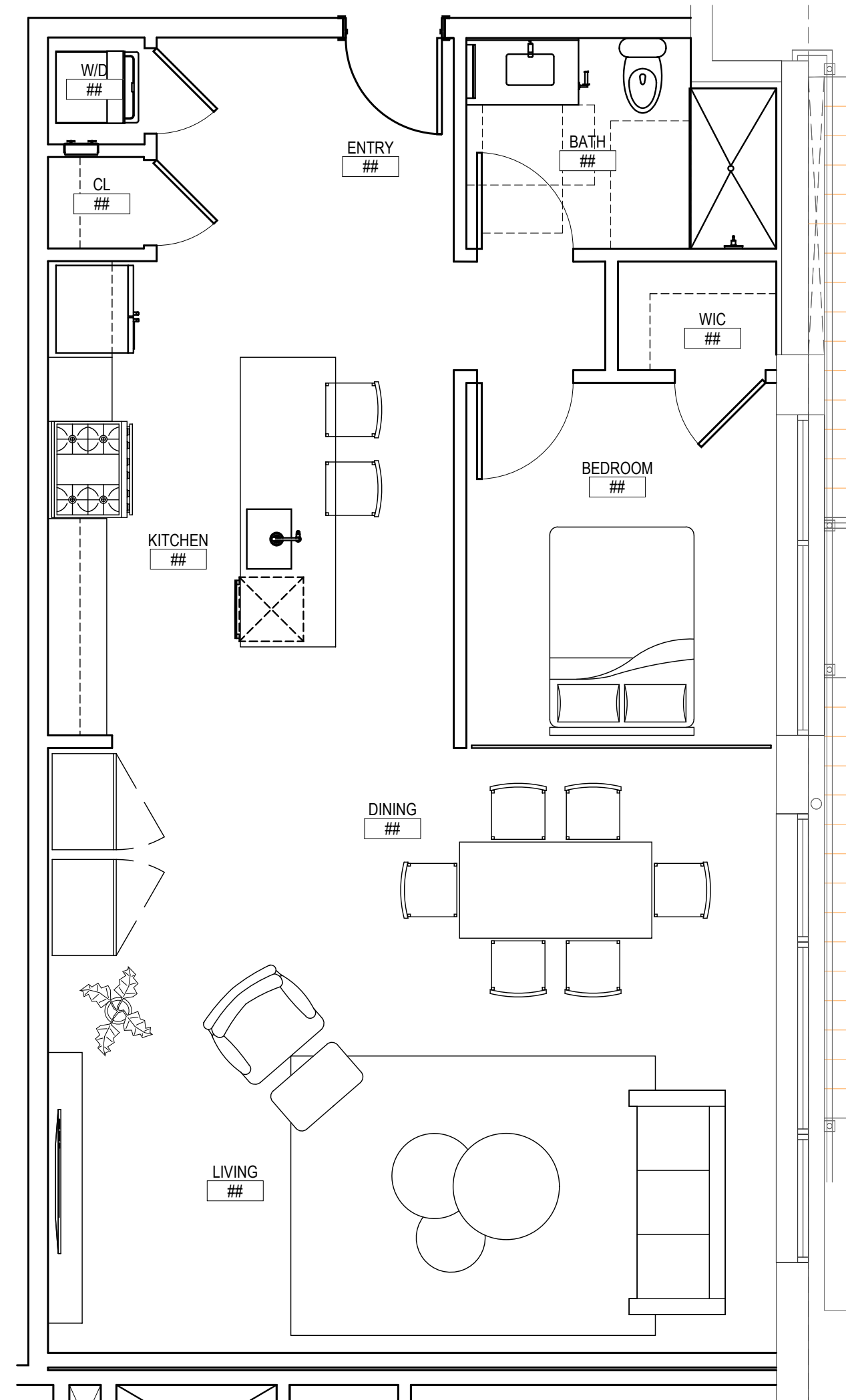
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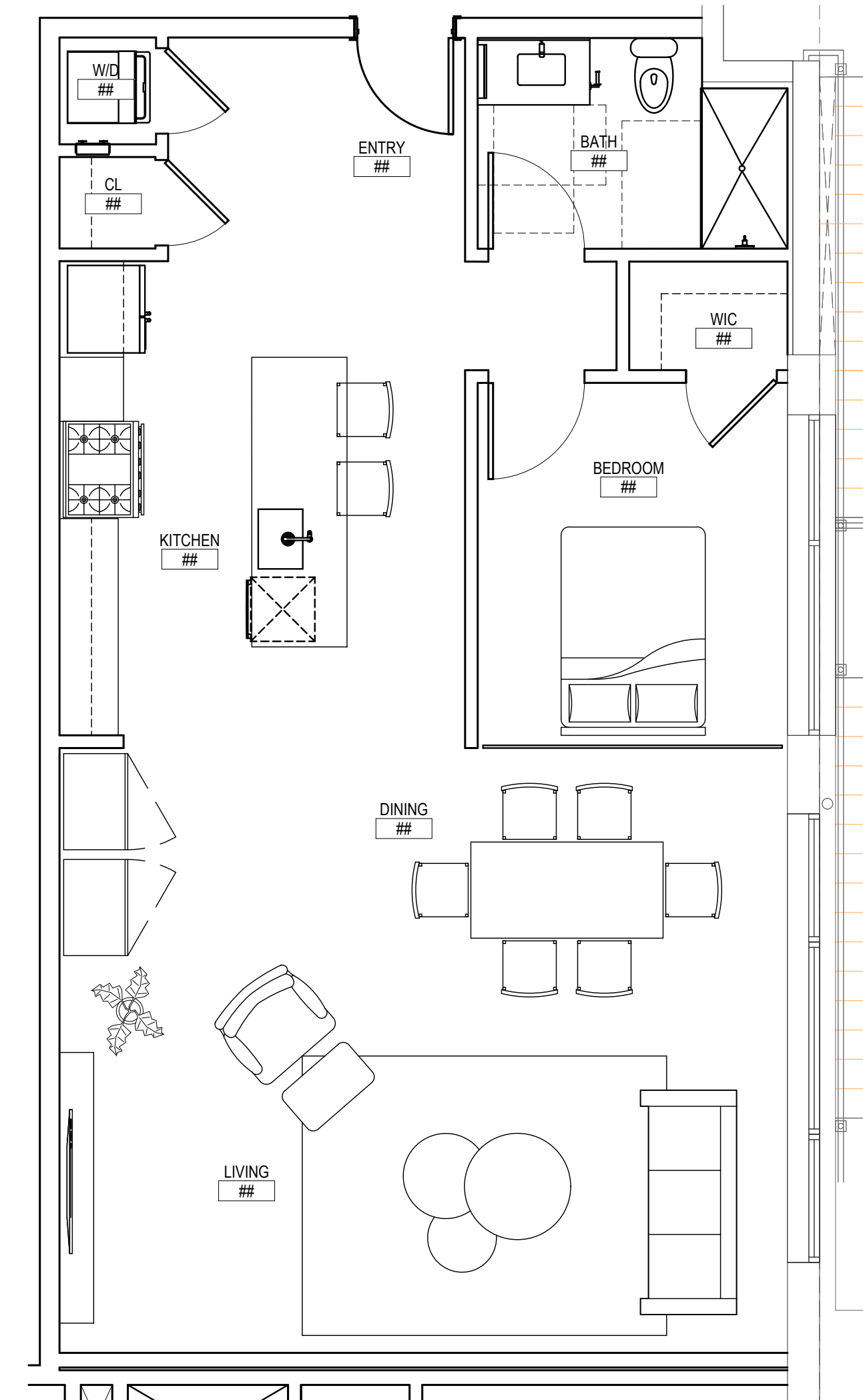
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NET RENTABLE AREA: 1,009 S.F.  
**ENLARGED PLAN - LIVE/ WORK UNIT TYPE 'A4'**  
 SCALE: 1/4" = 1'-0" **①**



NET RENTABLE AREA: 1,022 S.F.  
**ENLARGED PLAN - LIVE/ WORK UNIT TYPE 'A5'**  
 SCALE: 1/4" = 1'-0" **②**



NET RENTABLE AREA: 972 S.F.  
**ENLARGED PLAN - LIVE/ WORK UNIT TYPE 'A8'**  
 SCALE: 1/4" = 1'-0" **②**

**REZONING APPLICATION FOR:**  
**VESPAIO**  
 130 STOCKTON AVE.  
 SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1 <sup>ST</sup> SUBMITTAL
02.01.2024	2 <sup>ND</sup> SUBMITTAL

ENLARGED UNIT PLANS

**A 5.02**

PROJECT NO: 235908



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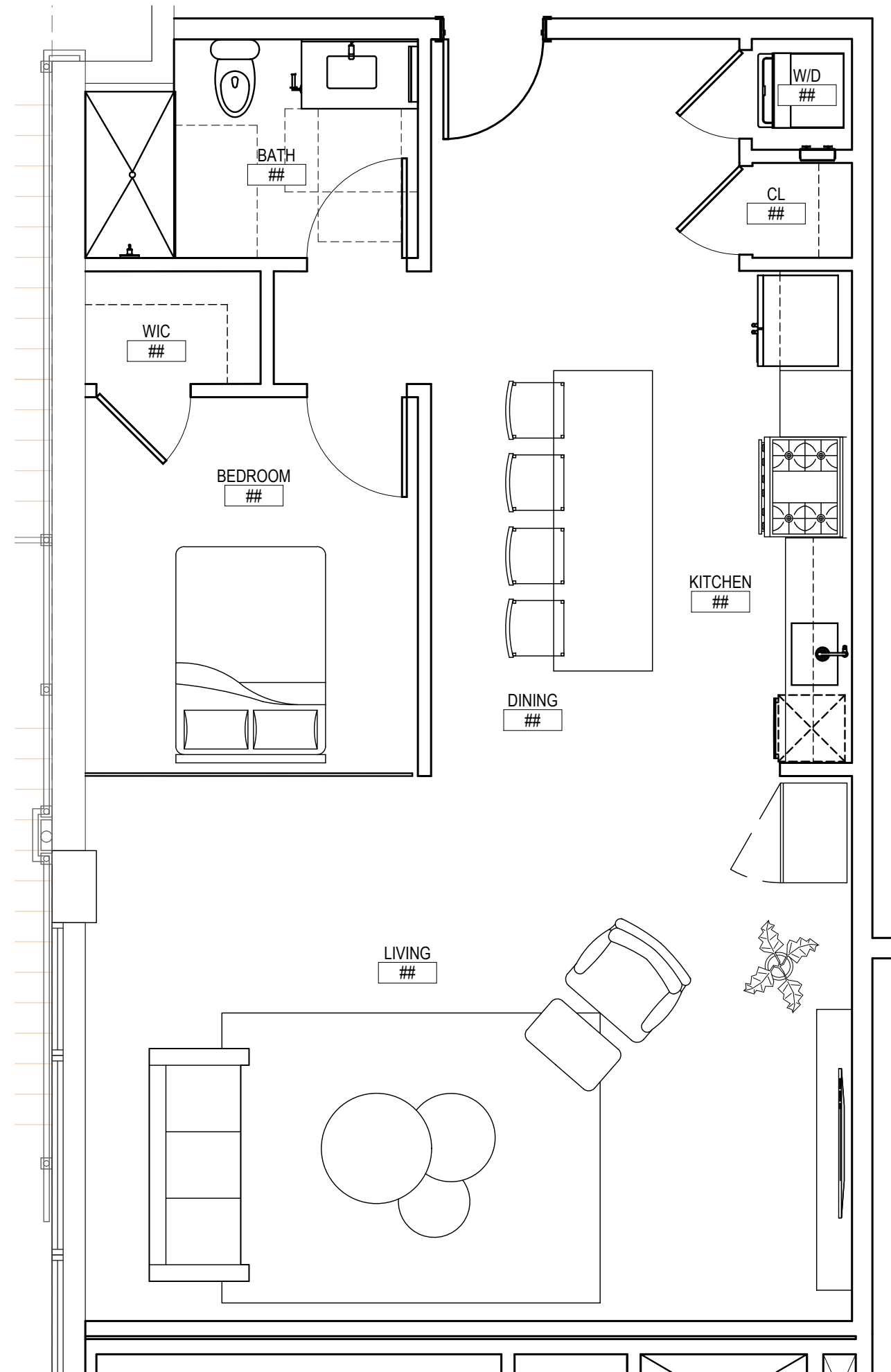
In Association with:

REZONING APPLICATION FOR:

**VESPAIO**

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SAN JOSE, CA 95126

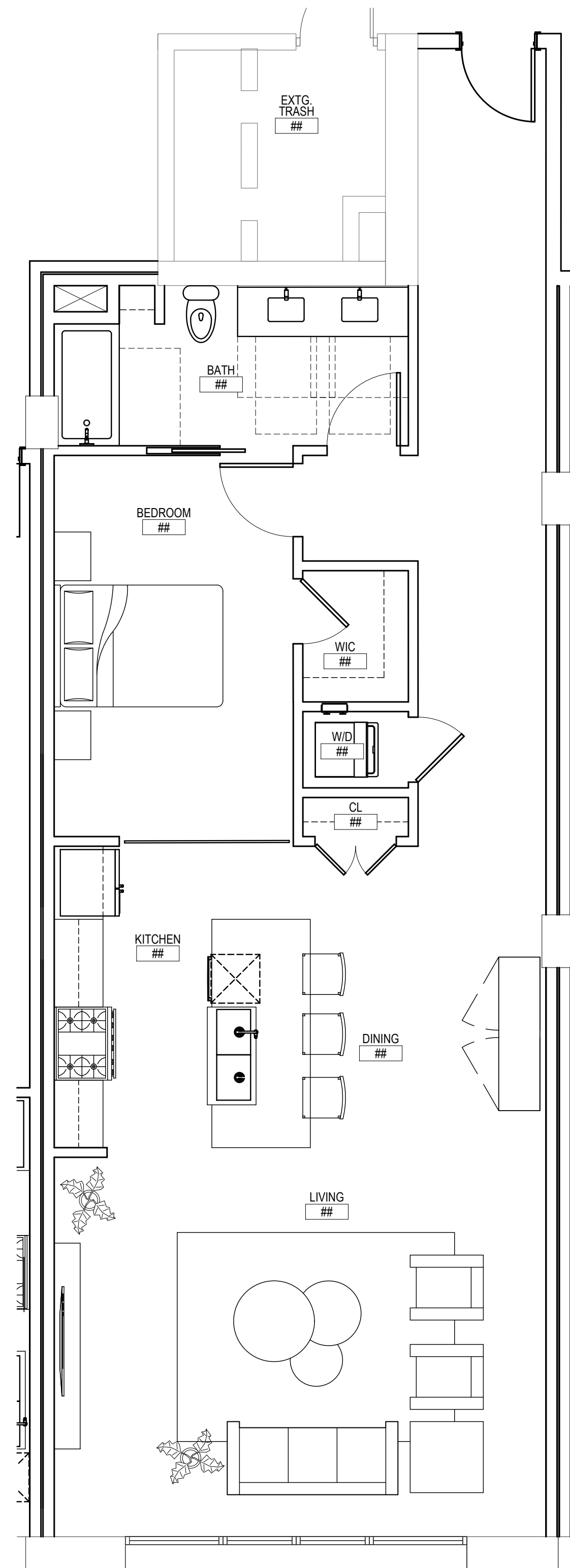
DATE	DESCRIPTION
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NET RENTABLE AREA: 972 S.F.  
**PLAN - LIVE/ WORK UNIT TYPE 'A8'**

SCALE: 1/4" = 1'-0"

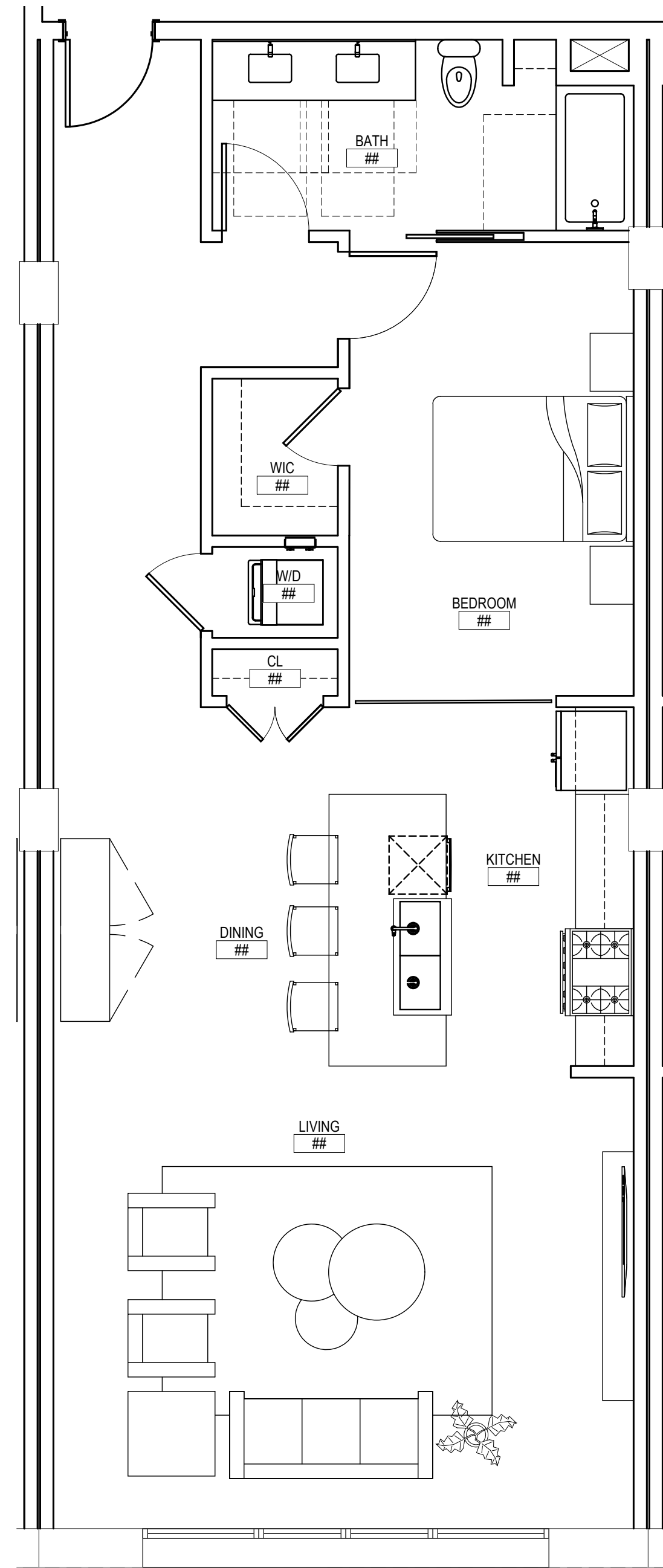
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NET RENTABLE AREA: 1,178 S.F.  
**PLAN - LIVE/ WORK UNIT TYPE 'A9'**

SCALE: 1/4" = 1'-0"

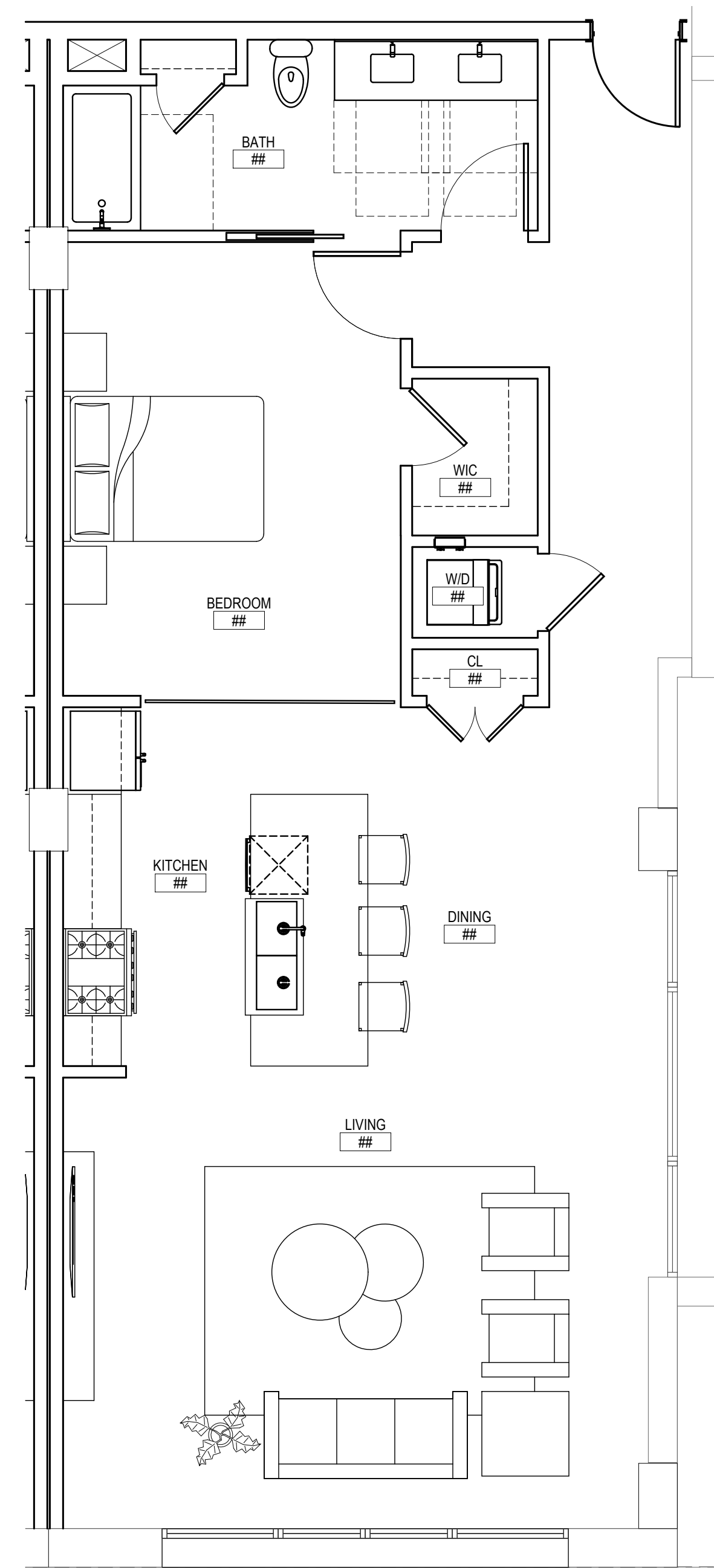
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NET RENTABLE AREA: 1,118 S.F.  
**PLAN - LIVE/ WORK UNIT TYPE 'A10'**

SCALE: 1/4" = 1'-0"

3



NET RENTABLE AREA: 1,165 S.F.  
**PLAN - LIVE/ WORK UNIT TYPE 'A11'**

SCALE: 1/4" = 1'-0"

4

ENLARGED UNIT PLANS

**A 5.03**

PROJECT NO: 235908



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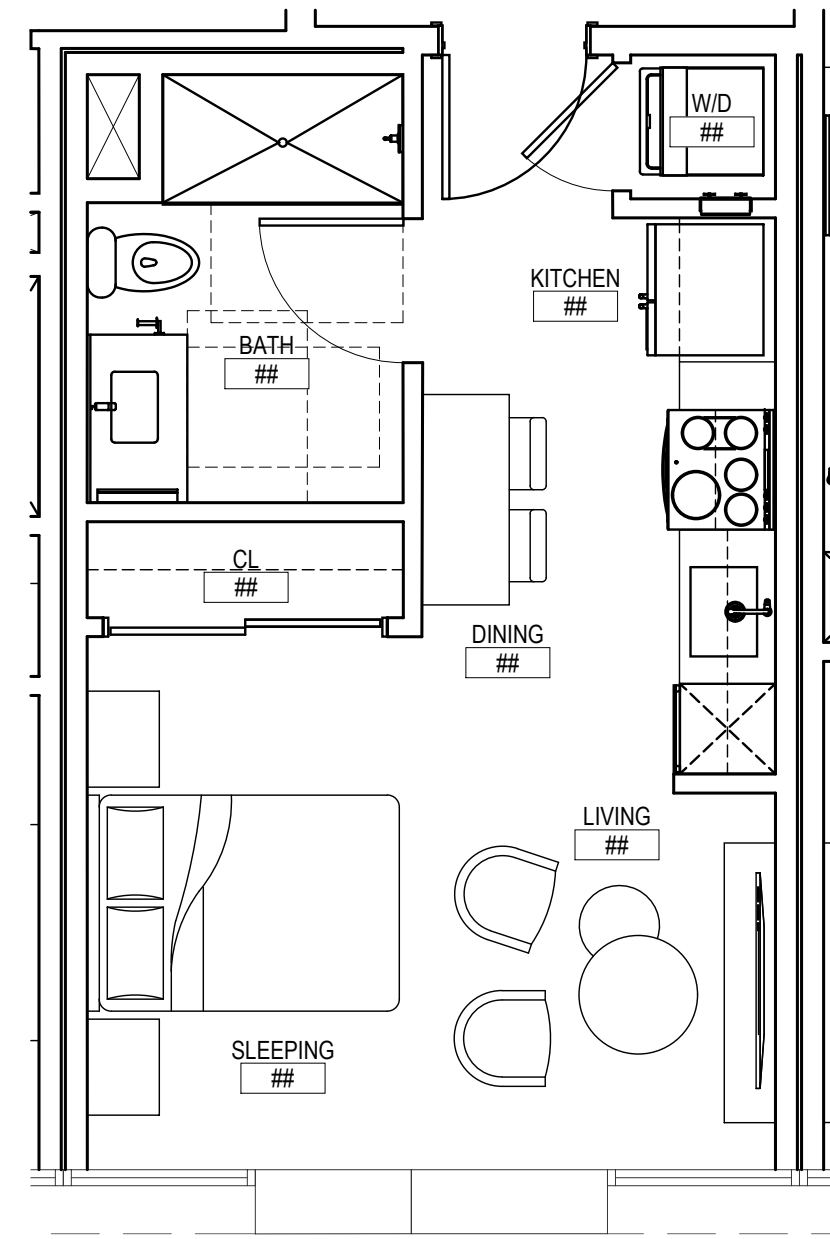
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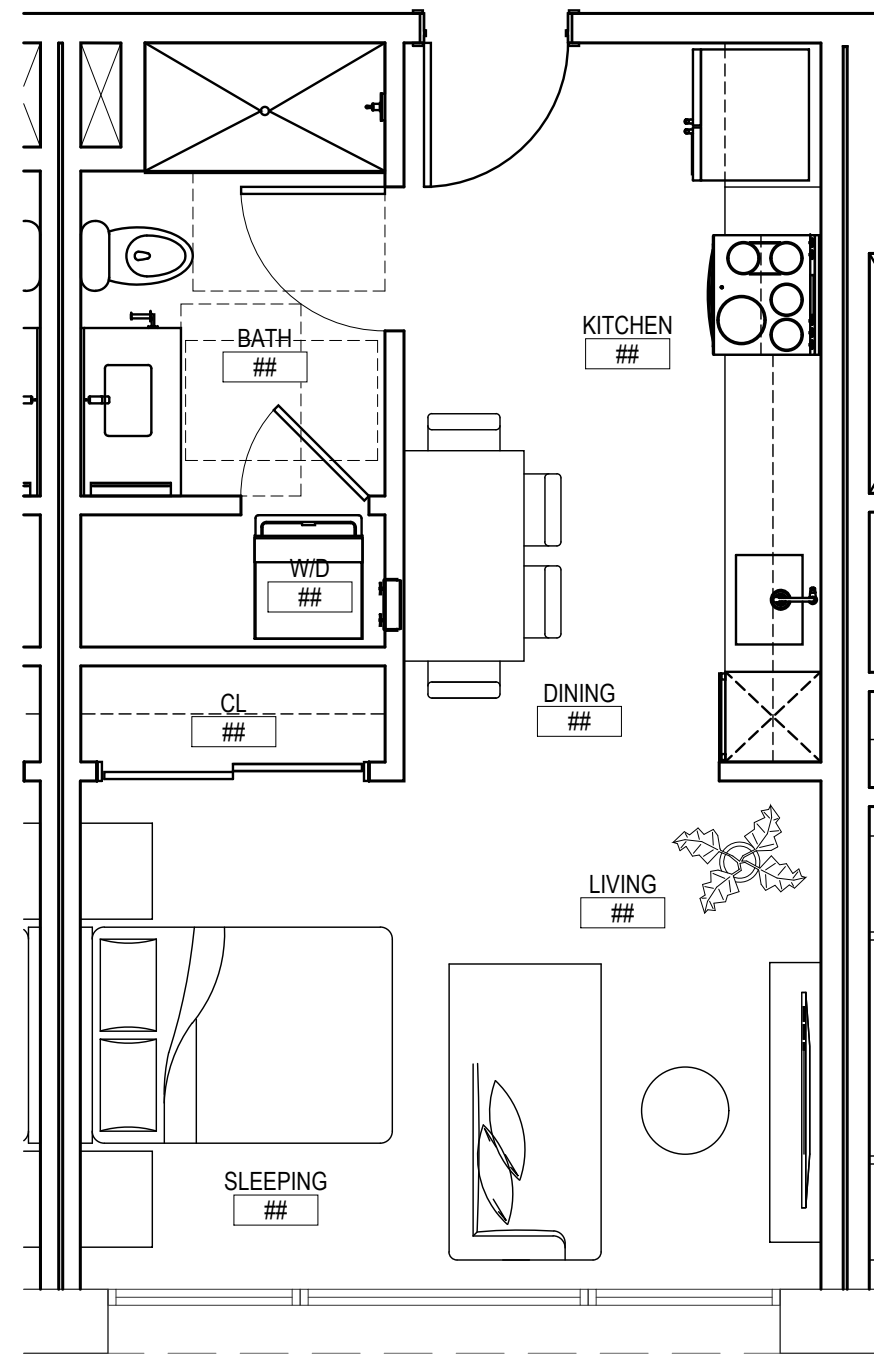
In Association with:



NET RENTABLE AREA: 383 S.F.  
**ENLARGED PLAN - STUDIO TYPE 'S1'**

SCALE: 1/4" = 1'-0"

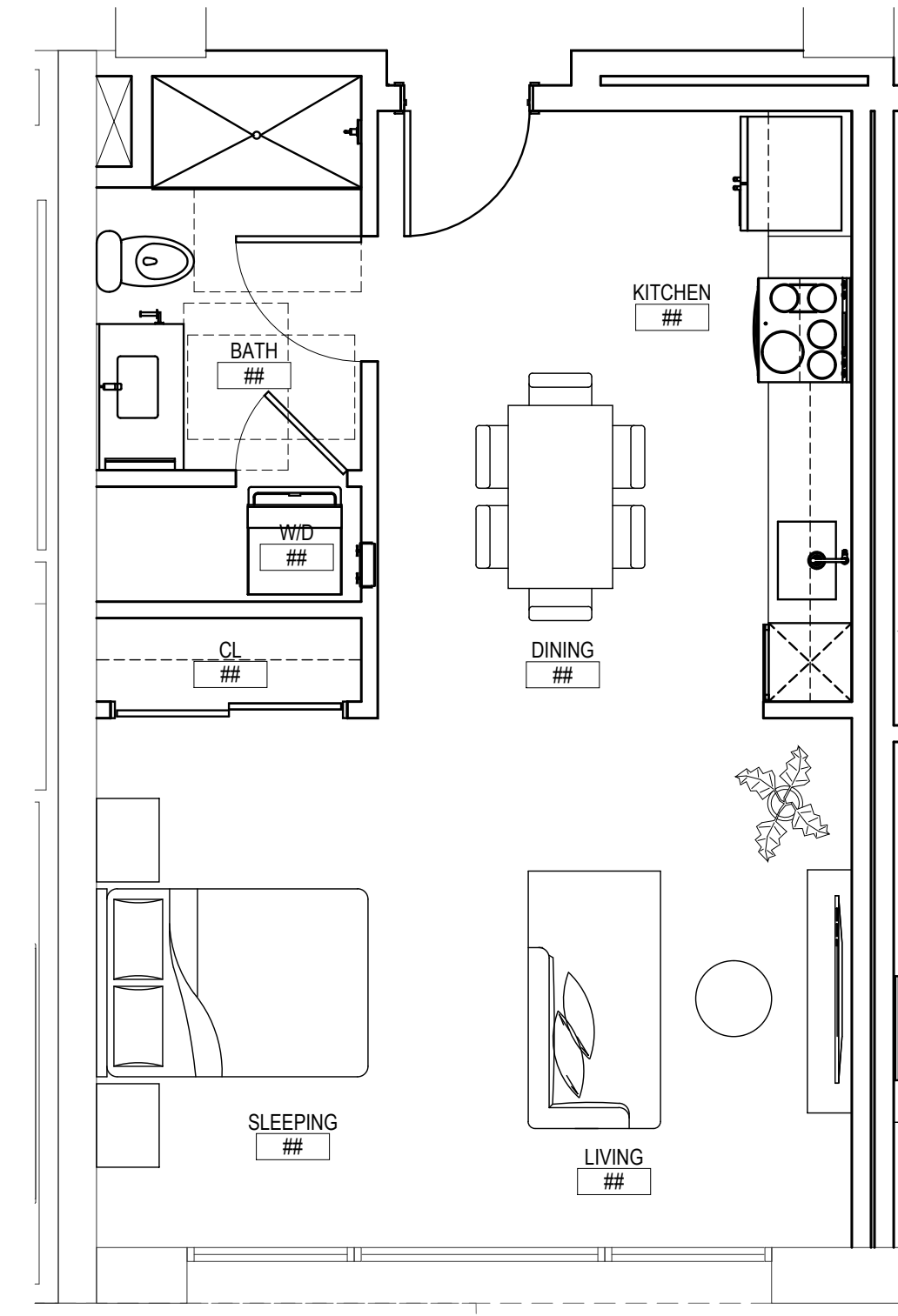
1



NET RENTABLE AREA: 456 S.F.  
**ENLARGED PLAN - STUDIO TYPE 'S2'**

SCALE: 1/4" = 1'-0"

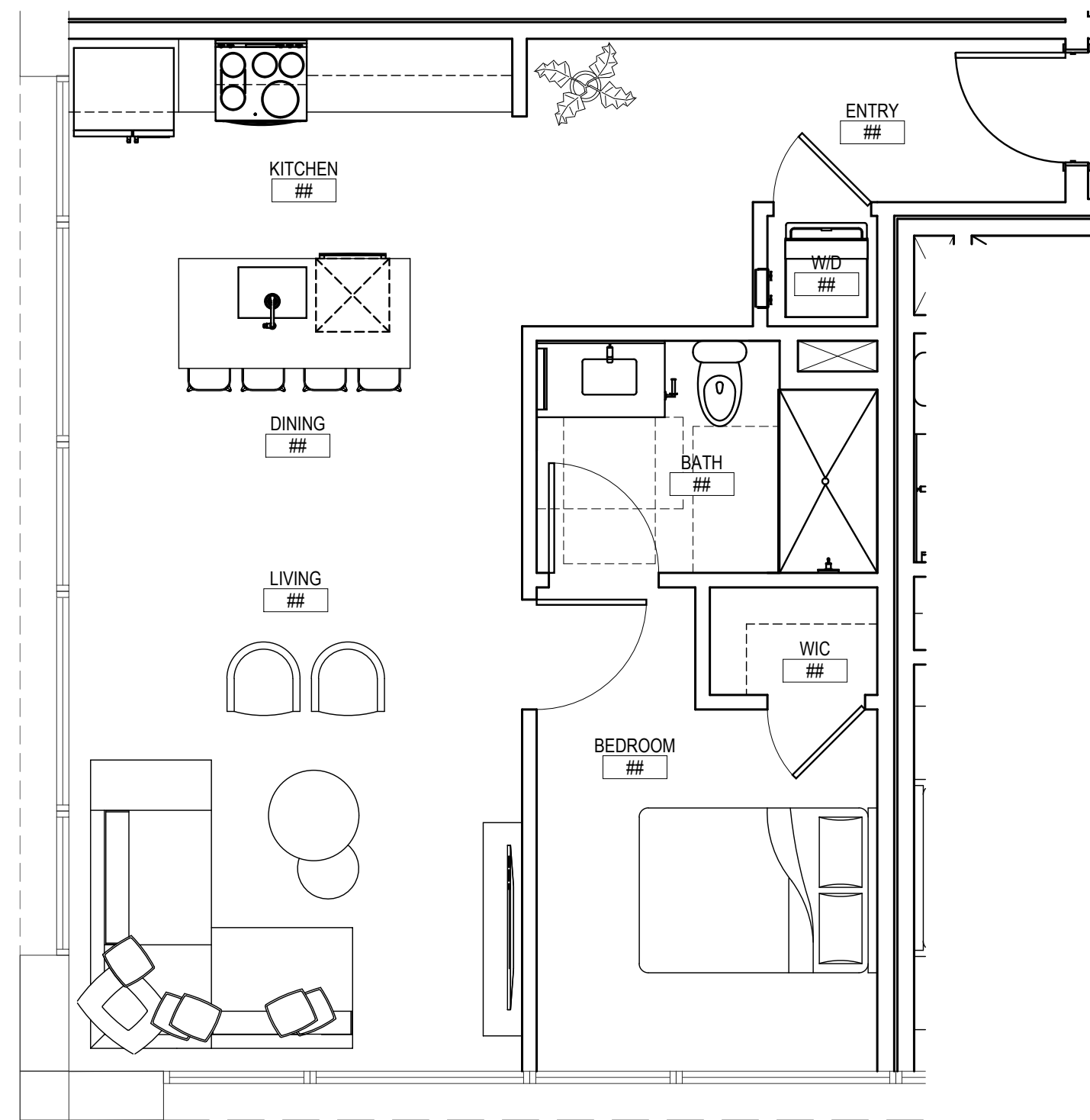
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NET RENTABLE AREA: 567 S.F.  
**ENLARGED PLAN - STUDIO TYPE 'S3'**

SCALE: 1/4" = 1'-0"

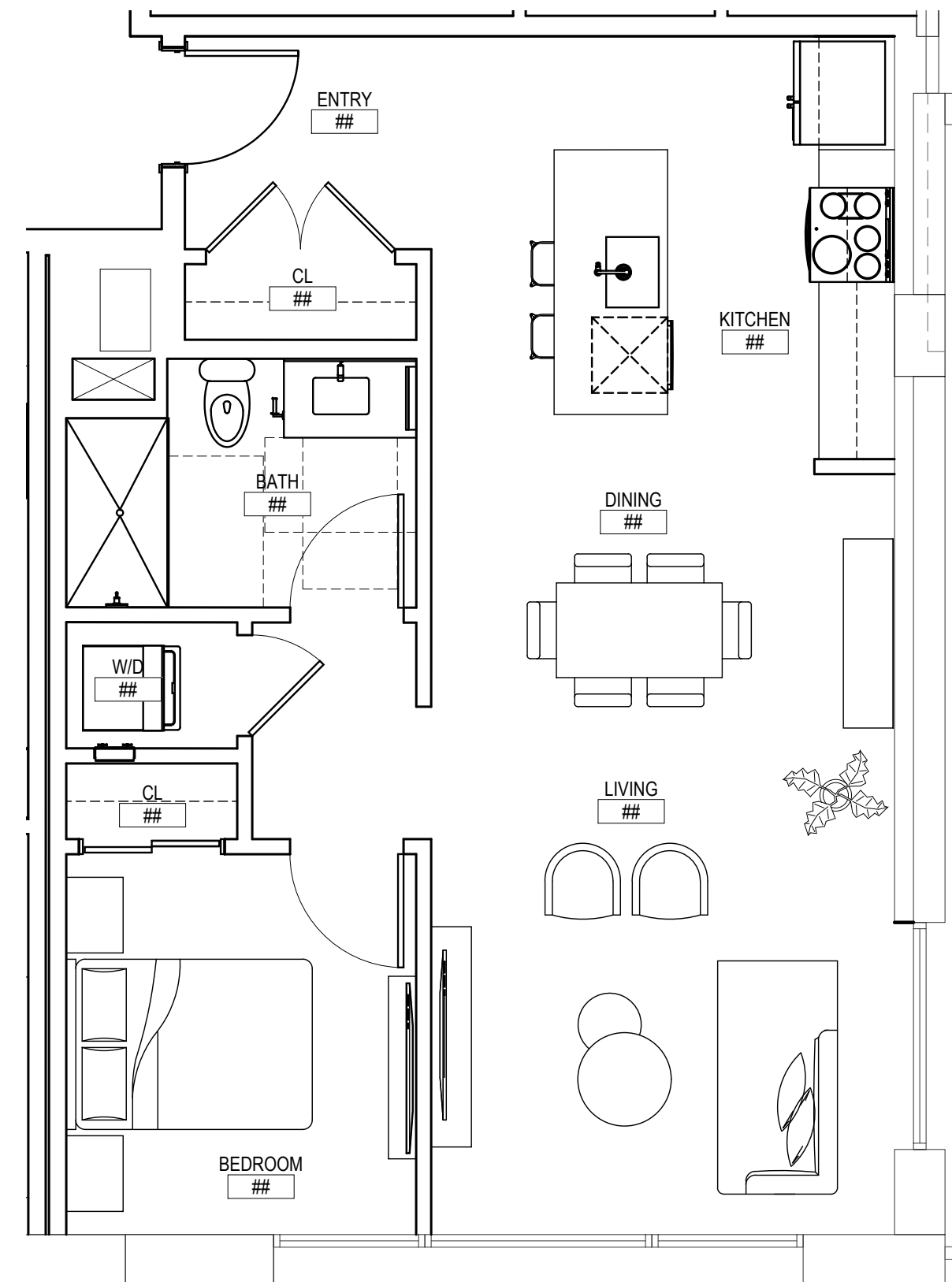
3



NET RENTABLE AREA: 746 S.F.  
**ENLARGED PLAN - 1BR/ 1BA UNIT TYPE 'A6'**

SCALE: 1/4" = 1'-0"

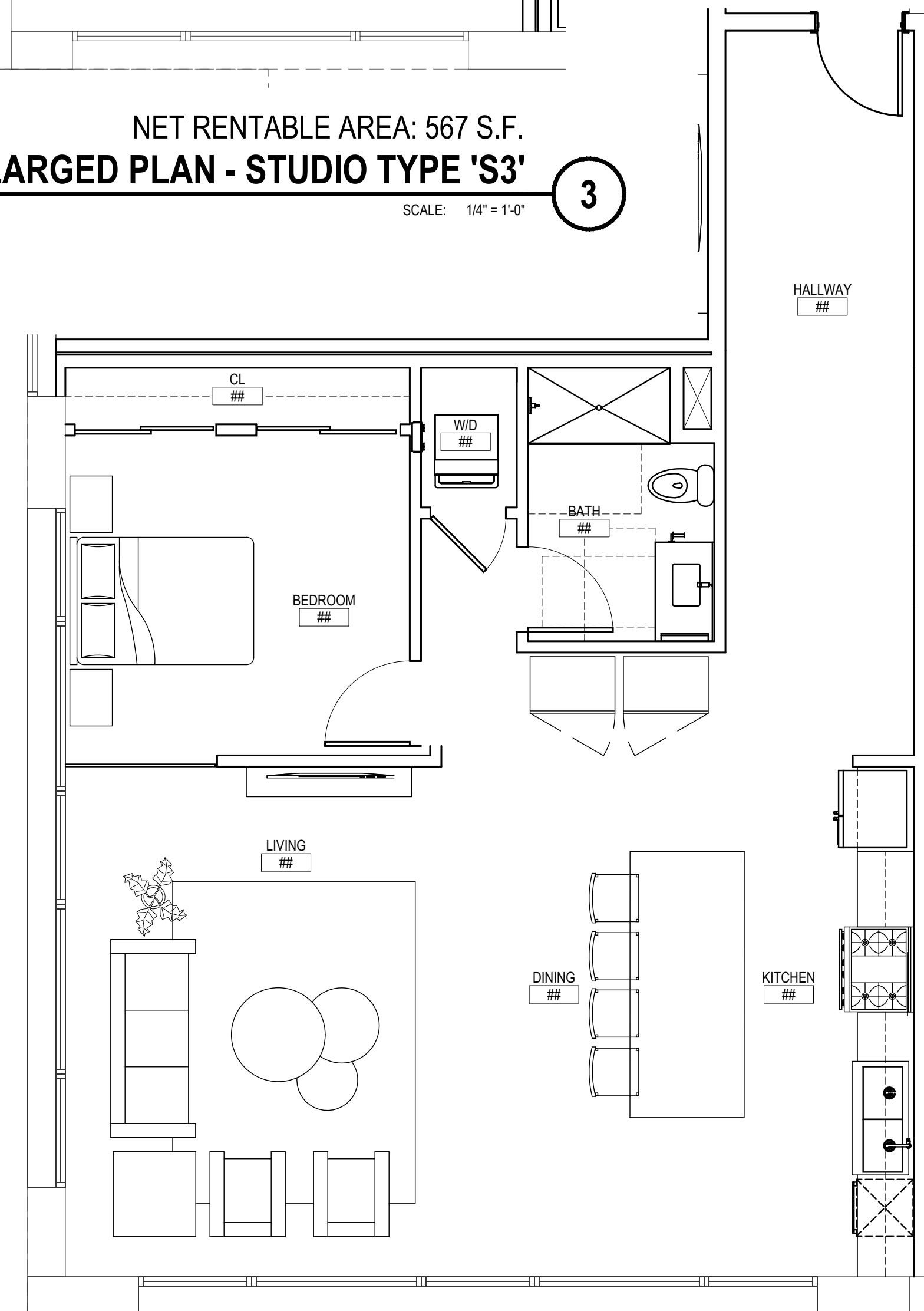
4



NET RENTABLE AREA: 779 S.F.  
**ENLARGED PLAN - 1BR/ 1BA UNIT TYPE 'A7'**

SCALE: 1/4" = 1'-0"

5



NET RENTABLE AREA: 1,171 S.F.  
**ENLARGED PLAN - 1BR/ 1BA UNIT TYPE 'A12'**

SCALE: 1/4" = 1'-0"

6

REZONING APPLICATION FOR:

**VESPAIO**

130 STOCKTON AVE.  
SAN JOSE, CA 95126

DATE	DESCRIPTION
04.26.2023	ZONING PRE-APPLICATION
09.15.2023	1ST SUBMITTAL
02.01.2024	2ND SUBMITTAL

ENLARGED UNIT PLANS

**A 5.04**

PROJECT NO: 235908

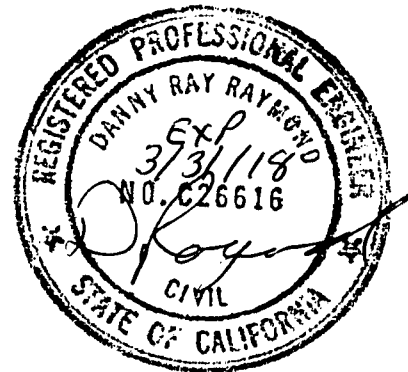
## Attachment B - Legal Description and Plat Map

**EXHIBIT A**  
**LOT LINE ADJUSTMENT**

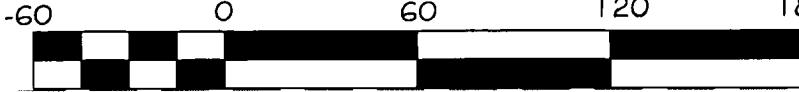
Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

Beginning at the most southerly corner of Parcel one as said is stated in that certain Grant Deed recorded August 02, 2004 as Document No 17931129, Santa Clara County Records; Thence from said True Point of Beginning, along the Northeasterly line of Stockton Avenue, North 41°45'00" West, 244.41 feet; Thence leaving said northeasterly line of Stockton Avenue, North 47°55'40" East, 325.45 feet to a point in the westerly line of lands of the Southern Pacific Company; Thence along said westerly line of said lands of Southern Pacific Company, South 34°08'38" East, 130.50 feet; Thence continuing along said westerly line of said lands of Southern Pacific Company, North 51°50'56" East, 6.03 feet; Thence continuing along said westerly line of said lands of Southern Pacific Company, South 27°11'55", 83.93 feet to the beginning of a tangent curve to the right; Thence, Southeasterly, along said curve, having radius of 337.64 feet, through a central angle of 5°20'22", an arc length of 31.46 feet to a found chiseled cross on retaining wall; Thence South 47°11'44" West, 283.84 feet to the True Point of Beginning.

Containing 1.719 Acres, more or less.



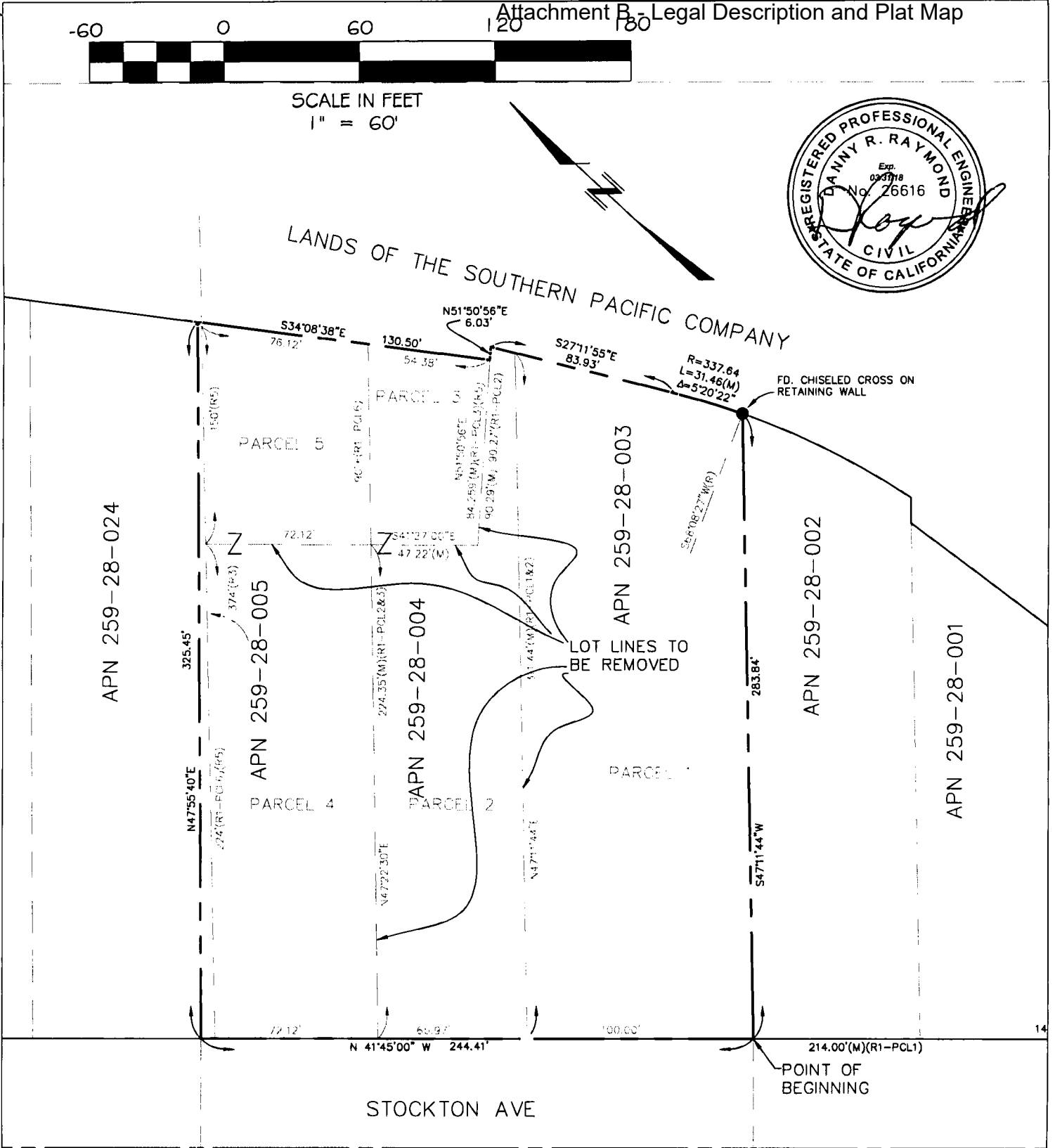
Attachment B - Legal Description and Plat Map



SCALE IN FEET  
1" = 60'



LANDS OF THE SOUTHERN PACIFIC COMPANY



SHEET 2 OF 3



**EXHIBIT B**  
**VESPAIO @ DIRIDON**  
**STOCKTON AVENUE**  
**San Jose, CA**

PROJECT:	2012.356
FILE:	EXHIBIT B.DWG
DATE:	MAY 03, 2017
SCALE:	1" = 60'
PREPARED:	YC
REVIEWED:	DRR