

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO ALLOW THE SUBDIVISION OF THE BUILDING'S AIRSPACE UP TO ONE COMMERCIAL CONDOMINIUM UNIT AND UP TO 19 RESIDENTIAL CONDOMINIUM UNITS ON A 0.86-GROSS ACRE SITE LOCATED AT THE SOUTHEAST CORNER OF WEST JULIAN STREET AND STOCKTON AVENUE (292 STOCKTON AVENUE)

FILE NO. T19-050

WHEREAS, pursuant to the provisions of Chapter 19.13 of Title 19 of the San José Municipal Code, on March 20, 2019, an application (File No. T19-050) was filed by the applicant, KADE Development, LLC, with the City of San José for a Vesting Tentative Map to allow the subdivision of a building's airspace up to one commercial condominium unit and up to 19 residential condominium units on an approximately 0.86-gross acre site, on that certain real property situated in the DC Downtown Primary Commercial Zoning District and located on the southeast corner of West Julian Street and Stockton Avenue (292 Stockton Avenue, San José, which real property is sometimes referred to herein as the "subject property"); and

WHEREAS, the subject property is all that real property more particularly described in Exhibit "A," entitled "Legal Description," and depicted in Exhibit "B," entitled "Plat Map," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, the Planning Commission conducted a hearing on said concurrent applications on January 29, 2020, notice of which was duly given; and

WHEREAS, at said hearing, the Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, the Planning Commission made a recommendation to the City Council respecting said matter based on the evidence and testimony; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this City Council conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this City Council gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing, this City Council received and considered the reports and recommendations of the Planning Commission and the City's Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this City Council received in evidence a vesting tentative map plan set for the subject property entitled "Vesting Tentative Map for Condominium Purposes, Stockton Avenue Hotel" dated received September 5, 2019, said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said public hearing before the City Council was conducted in all respects as required by the San José Municipal Code and the rules of this City Council.

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

After considering all of the evidence presented at the Public Hearing, the City Council finds that the following are the relevant facts regarding this proposed project:

1. **Site Description and Surrounding Uses.** The 0.86-acre project site is located on the southeast corner of West Julian Street and Stockton Avenue, approximately 0.35-mile from the Diridon Station. The project site is bordered by the Union Pacific railroad corridor and the SAP Center parking lot to the northeast, a data center to the southeast, a senior center to the southwest across Julian Street, a commercial-residential mixed-use development (currently under construction) to the west across Stockton Avenue and Julian Street, and a large surface parking lot for the PG&E service center to the northwest across Julian Street.

The site is currently undeveloped and used as a surface parking lot accessible from one driveway on Stockton Avenue. There are no trees on the project site.

2. **Project Description.** The project is a Vesting Tentative Map to allow the subdivision of a nine-story building's airspace up to one commercial condominium unit and up to 19 residential condominium units on a 0.86-gross acre site. The building design and the site development are covered under a Special Use Permit, File No. SP19-063.
3. **General Plan Conformance.** The project site has an Envision San José 2040 General Plan designation of Urban Village. This designation supports a wide variety of commercial, residential, institutional, or other land uses with an emphasis on establishing an attractive urban form development within the Urban Village designation should conform to land use and design standards established with an adopted Urban Village Plan.

The project site is within the boundaries of Diridon Station Area Plan (DSAP), an adopted Urban Village plan, and is therefore subject to the land use and design standards established within the plan. The project is consistent with the DSAP, as discussed further below, and is therefore consistent with the Urban Village General Plan designation.

The project site is also within the boundaries of Downtown Growth Area. This area is intended as a regional job center with continued development of high-rises to support regional transit use. The hotel and residential mixed-use development is consistent with the land uses allowed in Downtown.

4. **Zoning Ordinance Conformance.** The project would allow the subdivision of the building's airspace to one commercial condominium unit and 19 residential condominium units. The project would not change the lot size. The floor area of the commercial condominium unit is approximately 224,400 square feet, which is in compliance with Zoning Code Section 20.175.042.c that requires the minimum unit size for non-residential condominium units to be 750 square feet.
5. **Environmental Review.** An Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR) was prepared by the Director of Planning,

Building, and Code Enforcement for the subject project. The Downtown Strategy 2040 FEIR contains sufficient information to provide project-level environmental clearance for certain impacts by including standard measures that apply to all projects in San José. The proposed project is eligible for an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 and was completed in compliance with CEQA to reflect an independent judgment and analysis of the project.

An Initial Study was prepared in support of the Addendum that provided analysis of the proposed actions. The Initial Study outlined relevant mitigation measures, as identified in the previous FEIR, for air quality, biological resources, cultural resources, energy, hazards and hazardous materials, and noise impacts. Mitigation measures are outlined for these resource areas which will reduce any potentially significant project impacts to a less-than-significant level. These mitigation measures include preparing a diesel particulate matter emissions reduction plan for construction equipment, conducting pre-construction bird surveys, archeological testing, preparing a Historic Resources Protection plan, preparing and implementing a transportation demand management program (TDM) to reduce emissions associated with vehicle travels, regulatory oversight to address soil and groundwater contamination, discharge requirements for construction dewatering activities, mechanical noise requirements, and implementation of a vibration mitigation plan. The mitigation measures and associated compliance methods are included in the Mitigation Monitoring and Reporting Program.

The Initial Study concluded that the Downtown Strategy 2040 FEIR adequately address the environmental effects of the proposed project with supplemental evaluation, and the project would not result in significant environmental effects that are not already identified in the FEIR. The Addendum, Initial Study, and technical reports were posted on the City's website for public review on January 16, 2020. The Addendum identified that the implementation of the project would not result in any significant effects on the environment.

FINDINGS

The City Council concludes and finds, based on the analysis of the above facts, that:

1. **Tentative Map Findings.** In accordance with Section 66474 of the Government Code of the State of California and San José Municipal Code Title 19, the City Council in consideration of the subdivision shown on the Vesting Tentative Map with the imposed conditions, shall deny approval of a Vesting Tentative Map, if it makes any of the following findings:
 - 1) That the proposed map is not consistent with applicable General and Specific Plans as specified in Section 65451.
 - 2) That the design or improvement of the proposed subdivision is not consistent with applicable General and Specific Plans.
 - 3) That the site is not physically suitable for the type of development.

- 4) That the site is not physically suitable for the proposed density of development.
- 5) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- 6) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- 7) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Analysis: Based on review of the Vesting Tentative Map and as discussed in detail above, any such findings cannot be made to deny the subject subdivision in that: 1) the Vesting Tentative Map/project is consistent with the General Plan as noted above; 2) the project design of the units is consistent with the General Plan as the subdivided commercial condominiums are of adequate size to support development; 3) the project site is physically suitable for the development; 4) the project density is suitable for the site based on the density allowances of the Urban Village General Plan designation; 5) the subdivision into airspace condominium units in this urban setting would not cause any environmental damage or substantially injure fish or other wildlife habitat; 6) the subdivision into airspace condominium units would not cause any public health issues; 7) the subdivision into airspace condominium units would not conflict with any public easements, as the project is providing all necessary public easements, and there is no easement requiring public access through the site with this subdivision. The project is required to improve the public sidewalks on development frontages.

2. **Subdivision Ordinance and the Subdivision Map Act.** In accordance with San José Municipal Code (SJMC) section 19.12.130, the City Council may approve the tentative map if the City Council cannot make any of the findings for denial in Government Code Section 66474 and the City Council has reviewed and considered the information relating to compliance of the project with the California Environmental Quality Act and determines the environmental review to be adequate. Additionally, the City Council may approve the project if the City Council does not make any of the findings for denial in San José Municipal Code Section 19.12.220.
 - a. The City Council finds that the parcel consolidation shown on the Vesting Tentative Map, subject to the conditions listed below and the requirements for project design and improvements, is consistent with applicable General and Specific Plans of the City of San José.

Analysis: As discussed in detail above, the project is consistent with the General Plan.

- b. The City Council has considered the parcel consolidation shown on the Vesting Tentative Map, with the imposed conditions, to determine whether to make any of the findings set forth in subsections of Section 66474 of the Government Code of the State of California which states "A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:"
- i. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - ii. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - iii. That the site is not physically suitable for the type of development.
 - iv. That the site is not physically suitable for the proposed density of development.
 - v. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - vi. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - vii. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Analysis: As described above, based on review of the project subdivision, the Council of the City of San José does not make any such findings to deny the subject subdivision. The vesting tentative map and the development's design are consistent with the San José Envision 2040 General Plan. The site is physically suitable for the project development in that the project's density and FAR are suitable for the site based on the allowances of the Urban Village General Plan land use designation and the Downtown growth area. The site is not located within a designated Federal Emergency Management Agency (FEMA) 100-year flood plan. The project site, as well as the surrounding area do not provide a natural habitat for either fish or wildlife. The project subdivision and subsequent

improvements will not cause serious public health problems. The project would be required to improve the Stockton Avenue and West Julian Street sidewalks, install a new crosswalk on the south leg of the Stockton Avenue and West Julian Street, and modify the traffic signal.

In accordance with the findings set forth above, a Vesting Tentative Map to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **approved**. This City Council expressly declares that it would not have granted this permit and determination except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Vesting Tentative Map.** Per Section 19.12.230, should the Subdivider fail to file a timely and valid appeal of this Vesting Tentative Map within the applicable appeal period, such inaction by the Subdivider shall be deemed to constitute all of the following on behalf of the Subdivider:
 - a. Acceptance of the Vesting Tentative Map by the Subdivider; and
 - b. Agreement by the Subdivider to be bound by, to comply with, and to do all things required of or by the Subdivider pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 19 applicable to such Vesting Tentative Map.
2. **Expiration of Vesting Tentative Map.** This Vesting Tentative Map shall automatically expire 30 months from and after the date of issuance hereof by the City Council. The date of issuance is the date this Vesting Tentative Map is approved by the City Council.
3. **Development Rights - Vesting on Approval of Vesting Tentative Map.**
 - a. Pursuant to San José Municipal Code Section 19.13.070, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards described in Government Code Section 66474.2. However, if Section 66474.2 of the Government Code is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.
 - b. Notwithstanding subsection 3.a., above, any permit, including a building permit, approval, extension, or entitlement may be made conditional or denied if any of the following are determined:

- i. A failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both.
 - ii. The condition or denial is required in order to comply with state or federal law.
- c. The rights referred to herein shall expire if a final map is not approved prior to the expiration of the vesting tentative map as provided in Section 19.13.060. If the final map is approved, these rights shall last for the following periods of time:
 - i. An initial time period of one year. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this one-year initial time period shall begin for each phase when the final map for that phase is recorded. All of said final maps or parcel maps must be recorded within the time period set forth in Section 19.13.060 or the vesting tentative map approval shall expire for those parcels for which final maps or parcel maps are not timely recorded.
 - ii. The initial time period set forth in 3.c.i. shall be automatically extended by any time used for processing a complete application for a grading permit if such processing exceeds thirty days from the date a complete application is filed.
 - iii. A Subdivider may apply to the Planning Director for a one-year extension at any time before the initial time period set forth in 3.c.i expires. If the extension is denied, the Subdivider may appeal that denial to the City Council within fifteen (15) days.
 - iv. If the Subdivider submits a complete application for a building permit during the periods of time specified in 3.c.i. through 3.c.iii., above, the rights referred to herein shall continue until the expiration of that permit, or any extension of that permit.
- 4. **Conformance to Plans.** Development shall conform to the approved Vesting Tentative Map plans entitled "Vesting Tentative Map for Condominium Purposes, Stockton Avenue Hotel" dated received September 5, 2019, on file with the Department of Planning, Building and Code Enforcement, as may be amended subject to City's approval, and to the San José Building Code (San José Municipal Code, Title 24), as amended. The plans are referred to herein as the "Approved Vesting Tentative Map Plan Set").
- 5. **Compliance with Subdivision Ordinance.** The final map shall comply with all of the requirements for final maps in Chapter 19.16 of the San José Municipal Code and shall show and contain all of the data required by San José Municipal Code Section 19.16.110.
- 6. **Conformance with Other Permits.** The subject Vesting Tentative Map shall conform to and comply in all respects with the Special Use Permit File No. SP19-063 on which such Vesting Tentative Map is based. Approval of said Vesting Tentative Map shall automatically expire with respect to any portion of the lands covered by such Vesting

Tentative Map on which a Final Map or Tract Map has not yet been recorded if, prior to recordation of a Final Map or Tract Map thereon, the Special Use Permit for such lands automatically expires or for any reason ceases to be operative.

7. **Improvements.** Pursuant to the Subdivision Agreement (hereinafter referred to as "Agreement"), the Subdivider shall, before approval and recording of the Final Map, improve or agree to improve all land within the subdivision and all land outside, but appurtenant to, the Subdivision shown on the Vesting Tentative Map for public or private streets, alleys, pedestrian ways and easements to the satisfaction of the Director of Public Works.
8. **Improvement Contract.** In the event Subdivider has not completed the improvements required for his proposed subdivision at the time the final map is presented for approval, Subdivider shall enter into a subdivision improvement agreement with the City of San José, in accordance with Section 19.32.130 of the San José Municipal Code, and provide the improvement security and insurance required therein.
9. **Public Use Easements.** Subdivider shall dedicate on the final map for public use easements for public utilities, emergency access, open space, streets, pedestrian ways, sanitary sewers, drainage, flood control channels, water systems, and parking in and upon all areas within the subdivision shown on the Vesting Tentative Map for the subdivision to be devoted to such purposes.
10. **Distribution Facilities.** The Subdivider shall, at no cost to the City, cause all new or replacement electricity distribution facilities (up to 40KV), telephone, community cable, and other distribution facilities located on the subject property to be placed underground.
11. **Conveyance of Easements.** Subdivider shall convey or cause to be conveyed to the City of San José, easements in and upon all areas as shown on the Vesting Tentative Map outside the boundaries of, but appurtenant to, the subdivision. Should a separate instrument be required for the conveyance of the easement(s), it shall be recorded prior to the recordation of the Final Map. Such easements so conveyed shall be shown on the Final Map, together with reference to the Book and Page in the Official Recorder of Santa Clara County, where each instrument conveying such easements is recorded.
12. **Owner's Association.**
 - a. An Owners' Association consisting of all residential and commercial condominium units shall be established prior to issuance of Certificate of Occupancy for maintenance of all common areas, including pedestrian walkways, easements, landscaping, parking, ingress and egress, emergency access, open space, and the like. The Subdivider shall provide to the Owners' Association a copy of the Tentative Map Permit, the accompanying Plan Set, any approved Amendments or Adjustments to the Development Permit, and a complete set of approved building and all improvement plans within 30 days of completion of each construction phase.

- b. The Subdivider shall, at its sole cost, prepare grant deeds for all mutual or reciprocal easement rights, which shall be reviewed by the city for compliance with the terms of the City of San José Municipal Code, and shall upon city approval be recorded concurrently with the approved parcel or final map.
13. **Covenants, Conditions, and Restrictions (CC&Rs).** The Covenants, Conditions, and Restrictions document shall be reviewed and approved by the Director of Planning, Building and Code Enforcement prior to the approval of the Final Map.
14. **Final Map.** No Final Map or Tract Map shall be approved by City Council unless and until the appeal period for the development permit, City File No. SP19-063 has expired and all appeals have been exhausted.
15. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Permittee shall constitute acknowledgement of receipt of notice by Permittee that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José - Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Facility will cause the total sewage treatment demand to meet or exceed the capacity of San José - Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager 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 on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.
16. **Sewage Fees:** In accordance with City Ordinance, all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable to the Department of Public Works prior to issuance of Public Works clearance.
17. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Vesting Tentative Map shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
18. **Affordable Housing.** The project may be subject to the City's Inclusionary Housing Ordinance (IHO) or Affordable Housing Impact Fee (AHIF). If the development is subject to the referenced IHO or AHIF, the Subdivider must execute and record their

Affordable Housing Agreement with the City prior to the issuance of any building permits, or any final approval of any final map.

- a. The IHO and AHIF Resolution each exempt certain developments from affordable housing obligations, if the development meets certain criteria. However, whether an exemption is claimed or not, the Subdivider must submit an Affordable Housing Compliance Plan Application, and the application processing fee to the Housing Department as part of the application for First Approval.
- b. The Housing Department has reviewed and approved the Affordable Housing Compliance Plan for this project. Subdivider shall strictly comply with the approved Affordable Housing Compliance Plan for this project and any other applicable requirements of the IHO or AHIF.
- c. If the project is subject to the AHIF, no building permit may issue until the AHIF is paid. No Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the AHIF Resolution are met.
- d. If the project is subject to the IHO, no Temporary Certificate of Occupancy, Certificate of Occupancy, or Notice of Completion for any units shall be issued until all requirements of the IHO are met.

19. Parkland Dedication Ordinance. This development is subject to the requirements of either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San José Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San José Municipal Code,) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within the parkland dedication ordinance and the Associated Fees and Credit Resolutions.

20. Conformance to Mitigation Monitoring and Reporting Program. This Project shall conform to all applicable requirements of the Mitigation Monitoring and Reporting Program (MMRP) approved for this development by City Council Resolution No. _____.

21. Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the Subdivider will be required to have satisfied all of the following Public Works conditions as described in the Special Use Permit (SP19-063).

22. Revocation, Suspension, Modification. This Vesting Tentative Map is subject to revocation, suspension or modification for violation of any of its provisions or condition.

In accordance with the findings set forth above, a Vesting Tentative Map Permit to use the subject property for said purpose specified above is hereby **approved**.

EFFECTIVE DATE

The effective date of this Vesting Tentative Map shall be the same effective date of the Rezoning Ordinance for File No. C19-039 passed for publication on _____, 2020 (the "Rezoning Ordinance") and shall be no earlier than the effective date of said Rezoning Ordinance.

ADOPTED this _____ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

EXHIBIT "A"
LEGAL DESCRIPTION
292 STOCKTON AVENUE
SAN JOSE, CALIFORNIA
A.P.N. 259-28-028

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, being Parcel One and Parcel Two of the Lands described in Document No. 20119140 recorded February 3, 2009, in the Office of the Recorder of said County and State; being more particularly described as follows:

Beginning at the intersection of the southeasterly line of West Julian Street with the northeasterly line of Stockton Avenue;

Thence along the southeasterly line of said West Julian Street and the northwesterly line of said Lands North $48^{\circ}08'13''$ East, 374.00 feet to the northerly corner of said Lands;

Thence along the northeasterly line of said Lands South $41^{\circ}45'00''$ East, 100.00 feet to the easterly corner of said Lands;

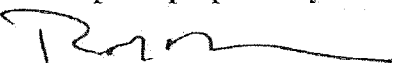
Thence along the southeasterly line of said Lands South $48^{\circ}08'13''$ West, 374.00 feet to a point on said northeasterly line of Stockton Avenue, said point being the Southerly corner of said Lands;

Thence along said northeasterly line said Stockton Avenue and the southwesterly line of said Lands North $41^{\circ}45'00''$ West, 100.00 feet to the **Point of Beginning**.

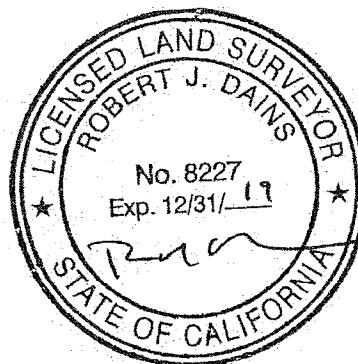
As shown on Exhibit "B", "Plat to Accompany Legal Description for Re-Zoning Purposes", attached hereto and made a part hereof.

Containing 37,400 sq. ft. more or less.

Description prepared by Dains Land Surveying


Robert Dains L.S. 8227

Nov. 5, 2019
Date



SOUTHERN PACIFIC
TRANSPORTATION COMPANY &
PENINSULA CORRIDOR JOINT
POWERS BOARD

EXHIBIT "B"

(S 40°45'00" E)
S 41°45'00" E

100.00'

204.00'

204.00'

374.00'

(N 49°08'00" E)
N 48°08'13" E

PARCEL ONE
DOC. NO
20119140

(S 40°45'00" E)
N 41°45'00" W

100.00'

170.00'

170.00'

S 48°08'13" W
(S 49°08'00" W)

LANDS OF IMWALLE ANNEX HBD, LLC
250 STOCKTON AVENUE
A.P.N. 259-28-024

NOTES:

() RECORD DATA PER
DOC. NO. 20119140

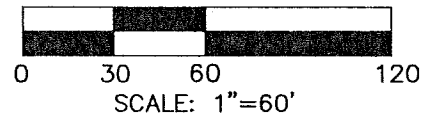
BEARINGS AND DISTANCES
SHOWN ARE BASED ON A
FIELD SURVEY

WEST JULIAN STREET
(60' - WIDE)

POINT OF
BEGINNING
100.00'

N 41°45'00" W
(N 40°45'00" W)

STOCKTON AVENUE
(100' - WIDE)



PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR REZONING PURPOSES

SAN JOSE

SANTA CLARA COUNTY

CALIFORNIA

PLAT:
RJD

SCALE:
1"= 60'

DATE:
11/05/19

JOB #:
17-734

DAINS LAND SURVEYING

rdains@dainslandsurveying.net

(650) 743-0831

Closure Calculations:

North: 9632.6608' East: 9983.7735'

Segment #1 : Line

Course: N48° 08' 13"E Length: 374.00'
North: 9882.2506' East: 10262.3070'

Segment #2 : Line

Course: S41° 45' 00"E Length: 100.00'
North: 9807.6449' East: 10328.8951'

Segment #3 : Line

Course: S48° 08' 13"W Length: 374.00'
North: 9558.0551' East: 10050.3616'

Segment #4 : Line

Course: N41° 45' 00"W Length: 100.00'
North: 9632.6608' East: 9983.7735'

Perimeter: 948.00' Area: 37399.93 Sq. Ft.
Error Closure: 0.0000 Course: N0° 00' 00"E
Error North: 0.00000 East: 0.00000

Precision 1: 948000000.00

