

# FULLY ENTITLED 8-STORY 138-UNIT MIXED-USE PROJECT

Builder's-Remedy; HAA-Protected Vesting: Approval under California's Housing Accountability Act

2470 ALVIN AVE, SAN JOSE





## PROPERTY OVERVIEW

---



---

**PRICE:** Contact Listing Agents

---

**# OF UNITS:** 138 Total

**Studio:** 24

**1 Bed/1 Bath:** 83

**2 Bed/2 Bath:** 26

**3 Bed/2 Bath:** 5

**Ground Floor Retail:** 5,000 SF

---

**LOT SIZE:** 0.93 AC

---

**# OF STORIES:** 8 (65' Maximum)

---

**ZONING:** Commercial General

**GENERAL PLAN:** Neighborhood/Community  
Commercial

---

**PROPOSED FAR:** Up to 3.5

---

**PROPOSED DENSITY:** 148.4 DU/AC

---

**APN:** 670-02-021

---

# FULLY APPROVED 8-STORY 138-UNIT MIXED-USE PROJECT

- **Fully Approved (H23-031):** Mixed-use infill with ±138 unit, and approx. 5,000 SF ground floor retail; proceed directly to construction documents/plan-check.
- **Site Development Permit** to allow demolition of an existing 13,275 SF medical building and construction of an eight-story mixed-use building consisting of 138 multifamily residential units and about 4,992 sf of commercial space on a 0.93-acre site.
- **The project is strategically located on a 0.93-acre corner site at the intersection of Alvin Avenue and Burdette Drive.** The development features a modern 8-story structure with ground-floor retail, three-level podium parking, and residential units on floors 4-8. The design incorporates terraced landscaping and rooftop amenities.
- **Builder's-Remedy; HAA-Protected Vesting:** Approval under California's Housing Accountability Act; buyer to verify scope of vesting and conditions. With Builder's Remedy approvals recorded, **no further Council vote or rezoning is required.** The developer may proceed straight to construction drawings and **plan-check submittal**; only standard demo and building permits remain.
- **The 85-foot-tall structure will yield** roughly 209,500 square feet, including 98,250 square feet for housing, nearly 5,000 square feet for retail, and 55,500 square feet for the three-story podium garage. Of the 138 residences, there will be 24 studios, 83 one-bedrooms, 26 two-bedrooms, and 5 three-bedrooms. Parking will be included for 142 cars and 72 bicycles.
- Approved via California's "**Builder's Remedy**" (Gov. Code § 65589.5(d)), the City **cannot disapprove, down-zone, or shrink** the 138-unit plus ±5,000 SF retail project—even if local zoning conflicts remain. The entitlement is **statutorily protected** because it vested while the City's housing element was non-compliant.
- **Parking Flexibility Signals:** AB 2097 & San José policy may reduce minimums where transit eligibility is met.
- **Prime Corner Site:** Dual frontage (Alvin Ave & Burdette Dr), efficient studio/1BR-forward mix, podium parking with EV-ready distribution.



# AERIAL VIEW OF PROPERTY







2470  
ALVIN AVE

2470  
ALVIN AVE

LEASING OFFICE

PARKING

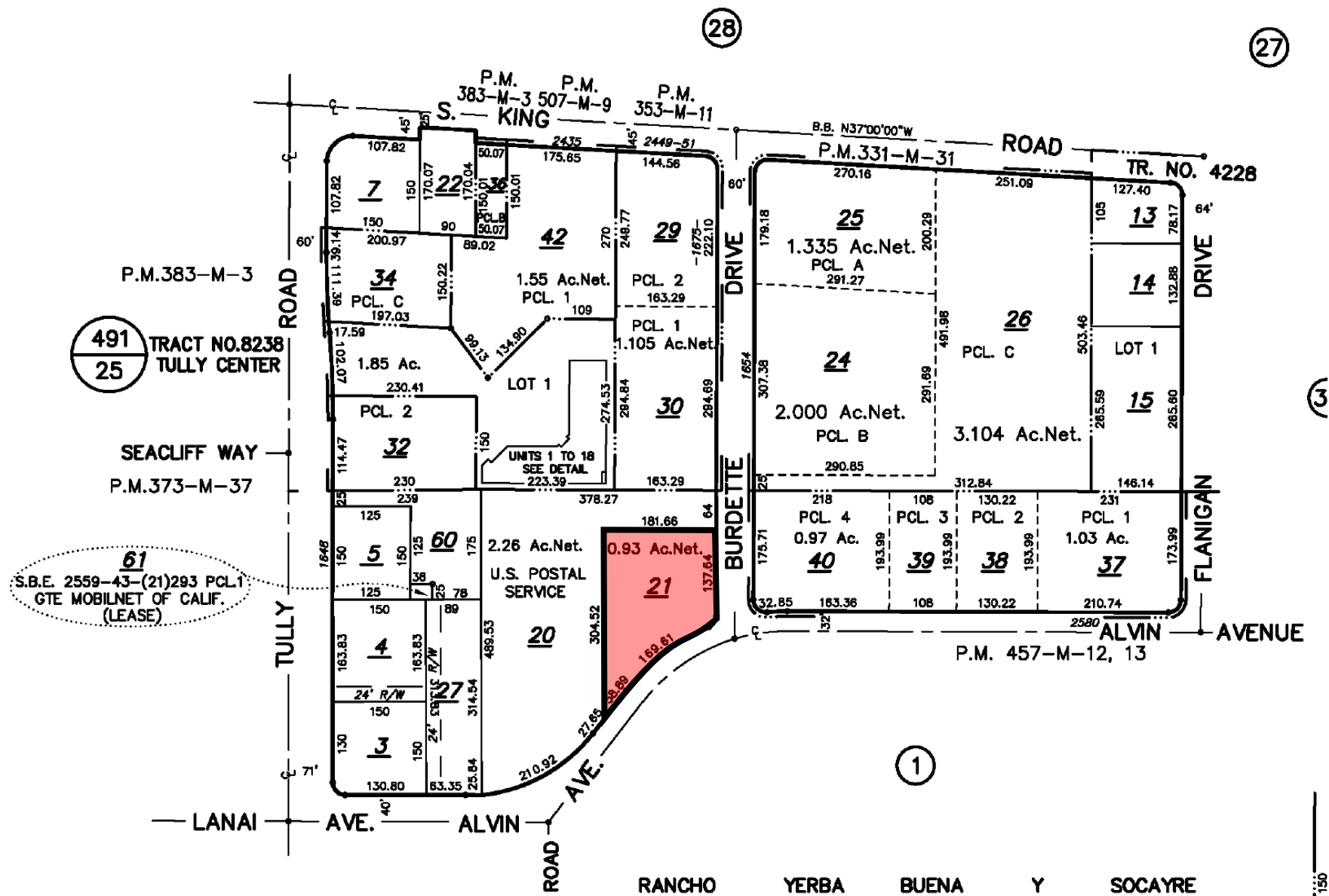








# PARCEL MAP





# DEMOGRAPHICS

## 2025 SUMMARY

## 1-MILE

## 5-MILE

## 10-MILE

### Population

35,924

581,649

1,292,174

### Households

8,747

176,327

427,622

### Average Household Size

3.8

3.1

2.9

### Owner Occupied Housing Units

4,831

94,199

228,551

### Renter Occupied Housing Units

3,995

85,438

207,929

### Median Age

38.9

38.7

39.2

### Median Household Income

\$105,911

\$121,867

\$147,884

### Average Household Income

\$134,436

\$153,699

\$173,582



# 2470 ALVIN AVE, SAN JOSE



## DAVID TAXIN

Partner

Lic. #00983163

408.966.5919

[dtaxin@moinc.net](mailto:dtaxin@moinc.net)

## JEREMY AWDISHO

Vice President

Lic. #02064232

650.814.4510

[jeremy@moinc.net](mailto:jeremy@moinc.net)

