

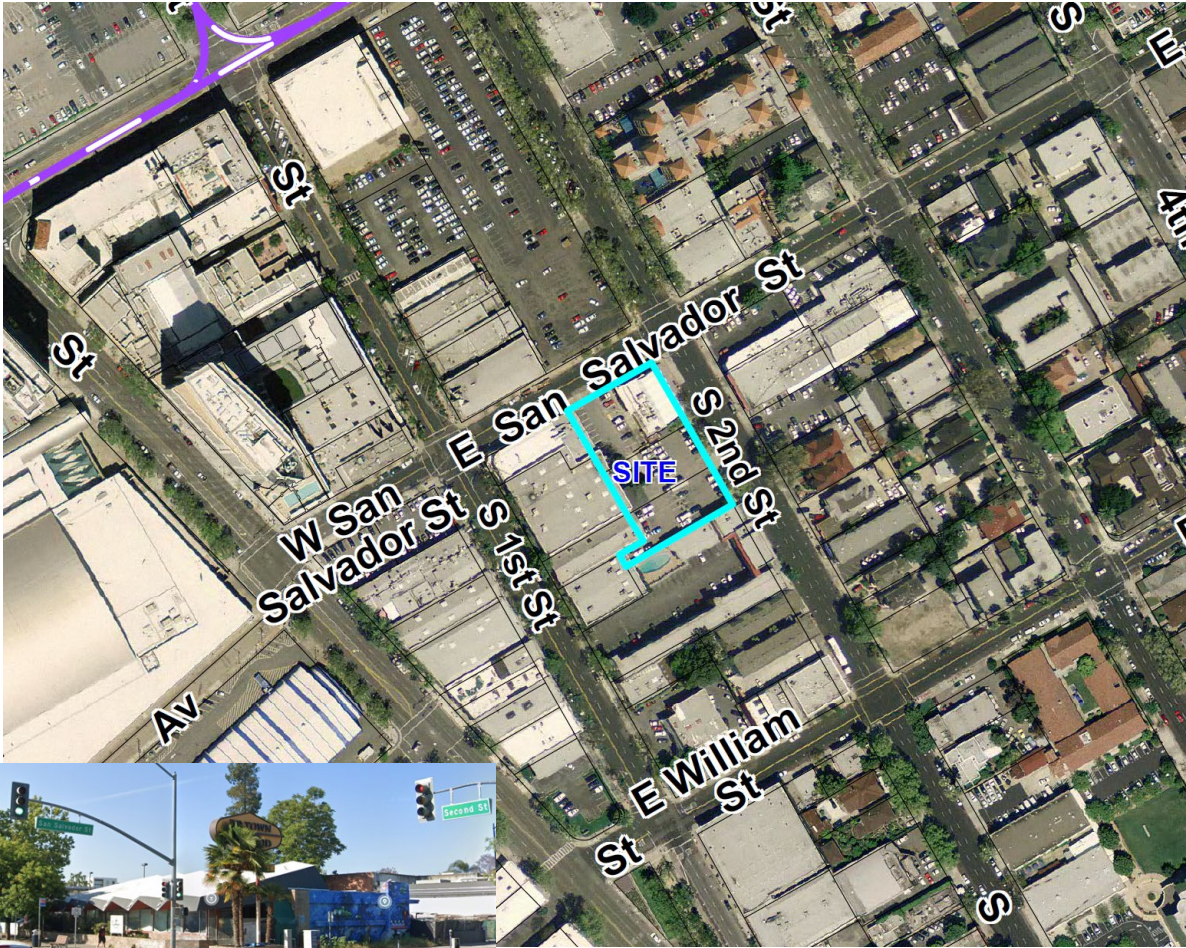
Item 10.3

Bo Town Mixed Use Project (File Nos. H20-038)

November 29, 2022

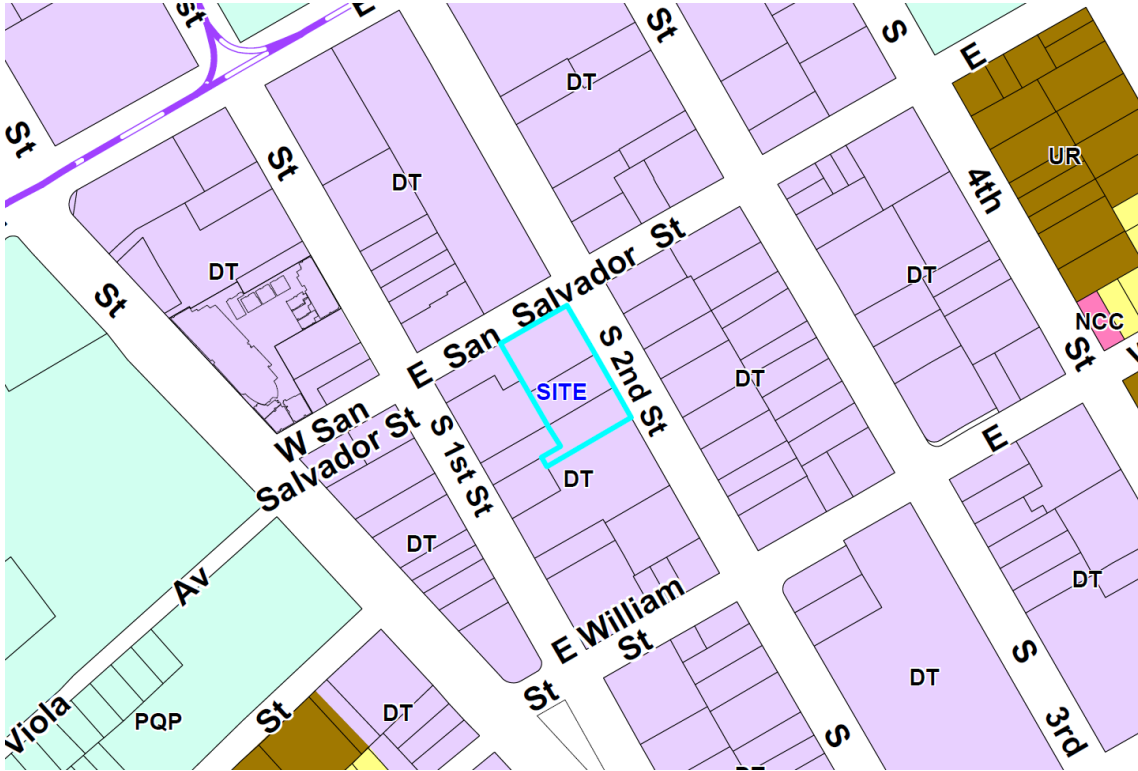
Presenter: Christopher Burton, PBCE Director

Project Components

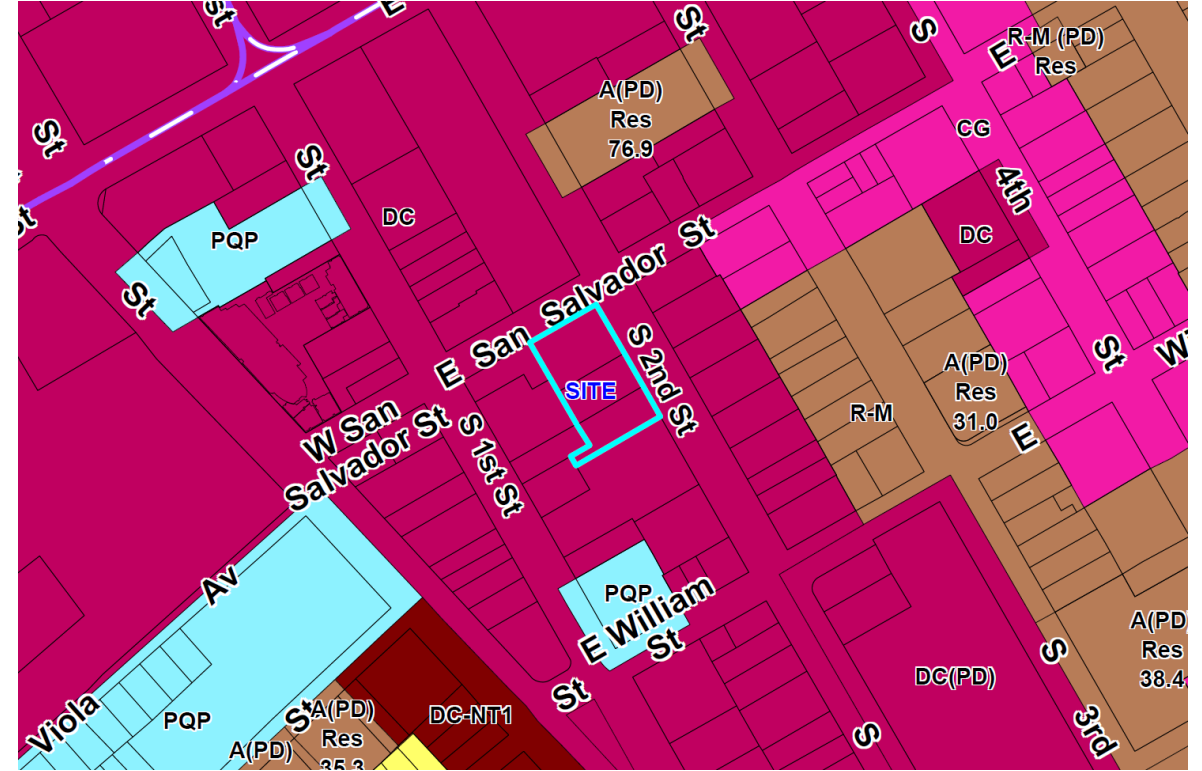


- Demolish the existing vacant Bo Town Restaurant (eligible as a Candidate City Landmark) and three accessory buildings/structures;
- Remove two trees;
- Construct a 30-story mixed-use tower (540 units & 7,430 sf commercial space);
- Allow extended construction hours from 7 am to 10 pm, Monday to Saturday over the entire construction period (approximately 33 months).

General Plan and Zoning



**General Plan Land Use
Designation-Downtown**



**Zoning District: Downtown
Primary Commercial**

Project Review



Project Reviewed for Conformance with:

- Envision San Jose 2040 General Plan
- Municipal Code
- Downtown Design Guidelines and Standards
- City Council Policy 6-30: Public Outreach
- California Environmental Quality Act (CEQA)



Environmental Review

- **Public Circulation:** April 29, 2022 to June 14, 2022.
 - First Amendment publicly available October 14, 2022
- **Significant and Unavoidable Impacts**
 - Air Quality: increased cancer risk from construction
 - Cultural Resources: demolition of eligible Candidate City Landmark
- **Less Than Significant with Mitigation**
 - Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise and Vibration

Staff's Recommendation

Recommend the City Council to:

- Adopt a Resolution certifying the SEIR.
- Adopt a Resolution approving this site development permit.

Q&A / Discussion

Item 10.3

Bo Town Mixed Use Project (File Nos. H20-038)

November 29, 2022

Presenter: Christopher Burton, PBCE Director