



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Councilmember Raul Peralez

**SUBJECT:** SuZaCo Mixed-Use Project  
H21-026, HP21-005 & ER21-085

**DATE:** November 28, 2022

Approved by:

Date: 11/28/22

A handwritten signature in blue ink, appearing to be "Raul Peralez".

## RECOMMENDATION

Accept Staff's recommendation and approve a Statement of Overriding Considerations

## DISCUSSION

Thank you to City Staff, our historic preservation community, and the applicant for working to bring this project forward. SuZaCo brings with it another opportunity to increase our jobs base in Downtown San José with 75,251 square feet of office and retail space. The use is consistent with the General Plan and complies with the Downtown Employment Priority Area overlay. With San José City Hall on the southeast corner, Miro Apartments on the northeast, and the proposed Echo/Icon project at the northwest, SuZaCo will complete a quintet of active, vibrant developments that will bridge our East Santa Clara Business corridor with the Downtown Core.

Part of the proposed site is located within the San José Downtown Commercial National Register Historic District, designed by architect Frank Delos Wolfe and built in 1934 to house State Meat Market, a Chinese American business owned and operated by the renowned Kwong-Low family. While the project has unmitigable impacts due to proposed demolition, I am pleased that the applicant plans to substantially preserve and retain key elements of the original historic building.

Therefore, based on the analysis in the supplemental EIR and the economic benefits this project would ultimately provide, I believe this proposal merits Council approval of a Statement of Overriding Considerations and the project overall.