

# City Council Hearing

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June 29, 2021



*Planning, Building and  
Code Enforcement*

# Item 10.3

**GP19-008 & H20-004 -General Plan Amendment & Site Development Permit for the Site at the Southwest Corner of South Almaden Blvd and Woz Way**

Presenter: Robert Manford, Deputy Director, PBCE

# Project Description

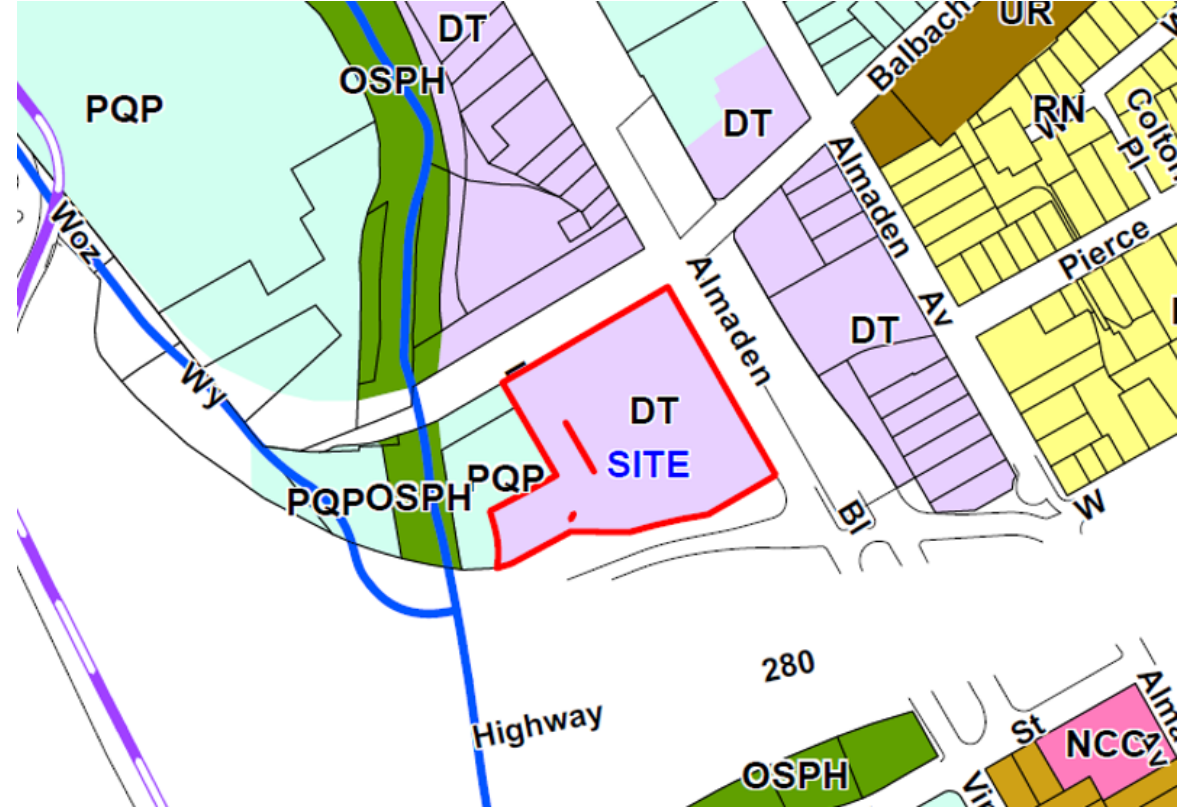
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- **GP19-008:** General Plan Amendment to change the General Plan land use designation from Public/Quasi-Public to Downtown on a 3.08-acre site.
- **H20-004:** Site Development Permit to allow the construction of two 20-story office towers with a total of approximately 1.85 million square feet, including 10,107 gross square feet of ground floor retail space and 1,226,600 gross square feet of commercial office space with four levels of below-grade garage parking and four levels of above grade garage parking, and to allow the demolition of 11 single-family residences and 5 detached garages, the demolition/relocation of 5 single-family houses that are contributors to a Candidate City Landmark District, and the removal of 30 ordinance-sized trees and 21 non-ordinance-sized trees on 2.93 gross acres within the 3.08-acre site.

# GP19-008: General Plan Amendment



**Existing: Public/Quasi-Public**



**Proposed: Downtown**

\* Existing Zoning District: DC Downtown Primary Commercial

# H20-004: Site Development Permit



## ■ Demolition:

- Demolish 11 single-family homes and 5 detached garages
- Demolish/Relocate 5 single-family homes that are contributors to a Candidate City Landmark District

## ■ Tree Removal:

- Remove 30 Ordinance-sized trees and 21 non-ordinance sized trees

# H20-004: Site Development Permit

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- Two 20-story, 1.85 million-square foot office towers
- 10,107 square feet of ground floor retail space
- 35-foot riparian setback
- A paseo connecting South Almaden Blvd and Guadalupe River Trail/Woz Way

# Supplemental Environmental Impact Report

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- Circulated for public review and comment March 1, 2021 through April 15, 2021.
- Found that the project would result in a significant and unavoidable impact to cultural resources.
- Therefore, a statement of overriding considerations is required for cultural resources impacts.
- The City received six (6) written comment letters during the public comment period.
- Comments received did not identify an issue of sufficiency; no new mitigation or recirculation necessary.
- All documents and responses are available on our project webpage.

# Staff Recommendation

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1. Adopt a Resolution certifying the Supplemental Environmental Impact Report (SCH No. 2003042127) to the Downtown Strategy 2040 Environmental Impact Report (Resolution No. 78942), and making certain findings concerning significant impacts, mitigation measures, alternatives, Statement of Overriding Considerations, and adopting a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a Resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Public/Quasi-Public to Downtown on an approximately 3.08-gross acre site.
3. Adopt a Resolution approving, subject to conditions, a Site Development Permit, to allow the construction of two 20-story office towers with a total of approximately 1.85 million square feet, including 10,107 gross square feet of ground floor retail space and 1,226,600 gross square feet of commercial office space with four levels of below-grade garage parking and four levels of above grade garage parking, and to allow the demolition of 11 single-family residences and 5 detached garages, the demolition/relocation of 5 single-family houses that are contributors to a Candidate City Landmark District, and the removal of 30 ordinance-sized trees and 21 non-ordinance-sized trees on 2.93 gross acres within the 3.08-acre site.



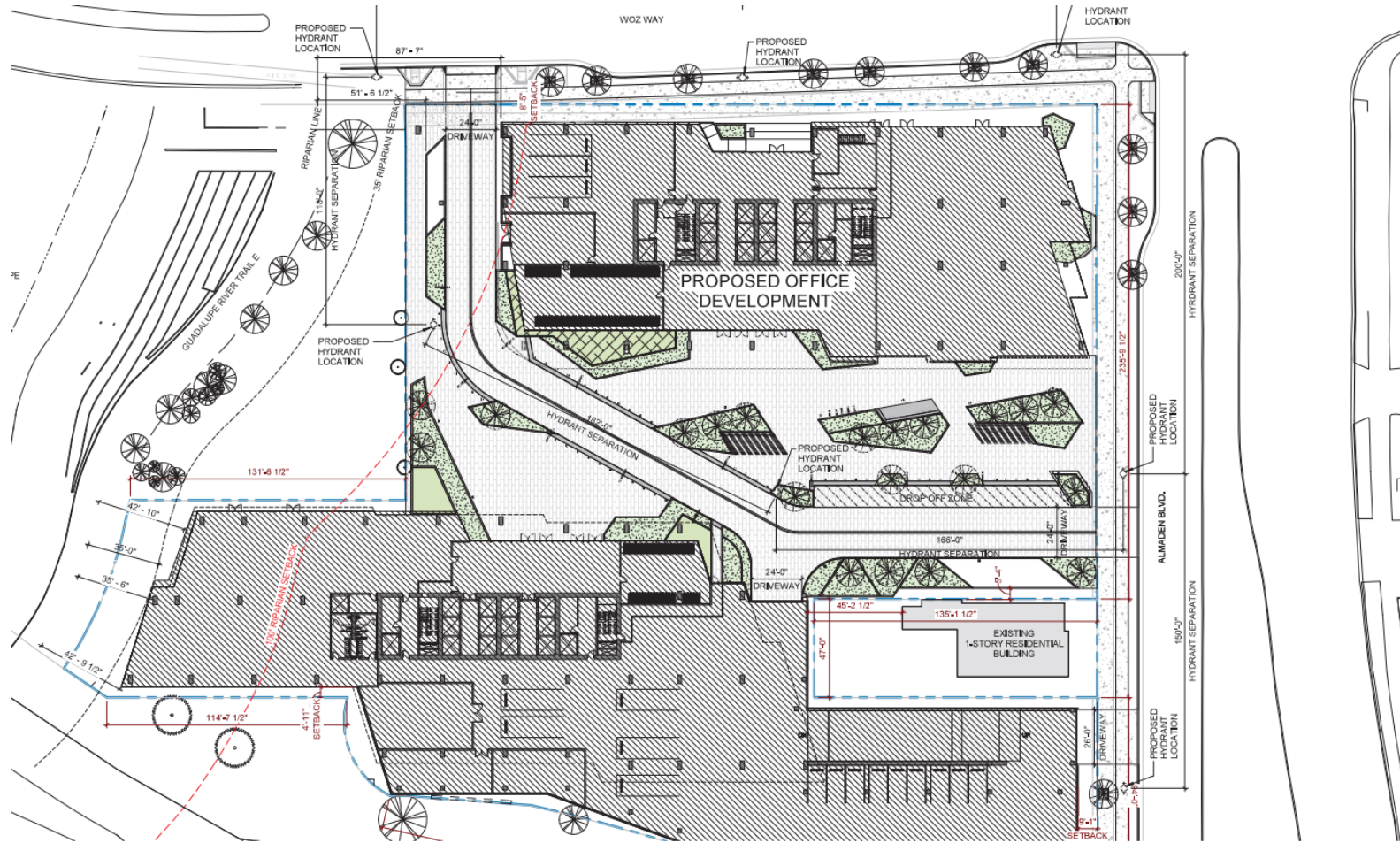
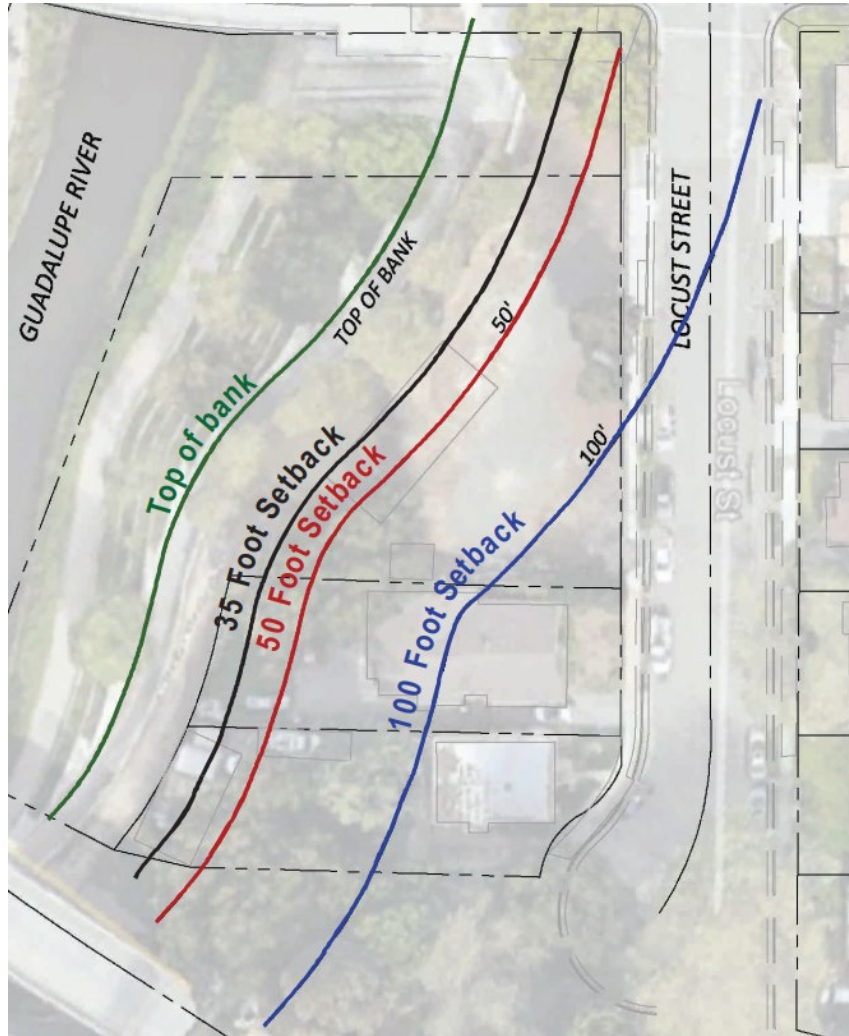
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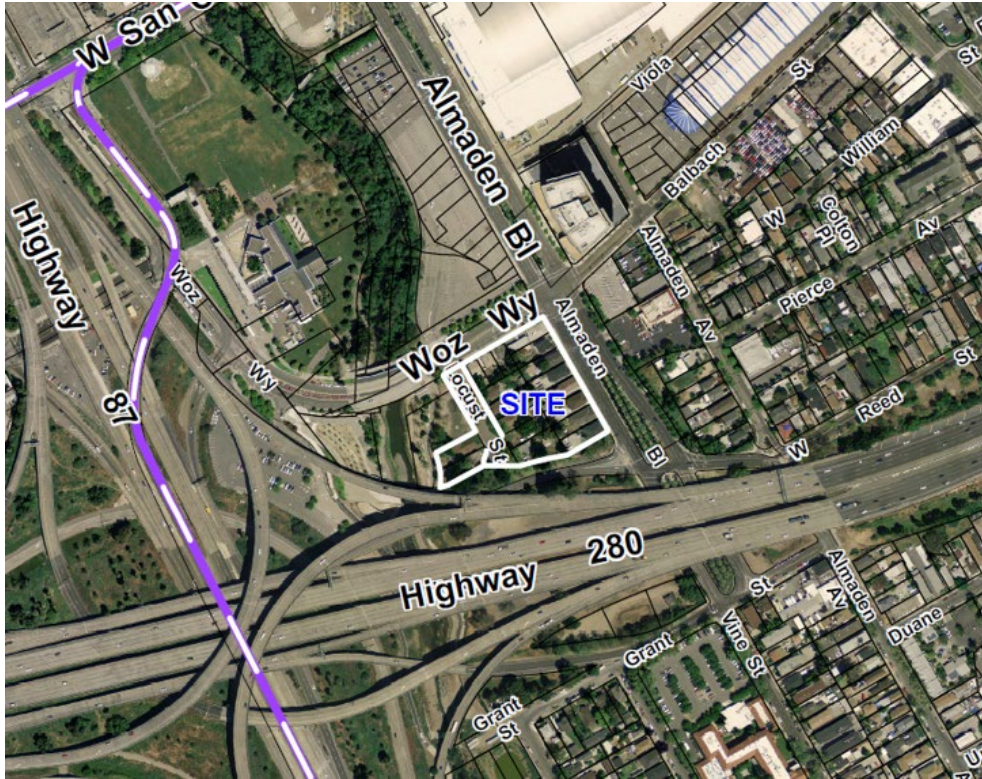




# Riparian Setback



# Site Description



**G19-008 Site Area: 3.08 acres**



**H20-004 Site Area: 2.93 acres**