

# Item 10.2

**Fountain Alley Mixed Use Project (File No. H20-037)**

December 13, 2022

Presenter: Christopher Burton, PBCE Director

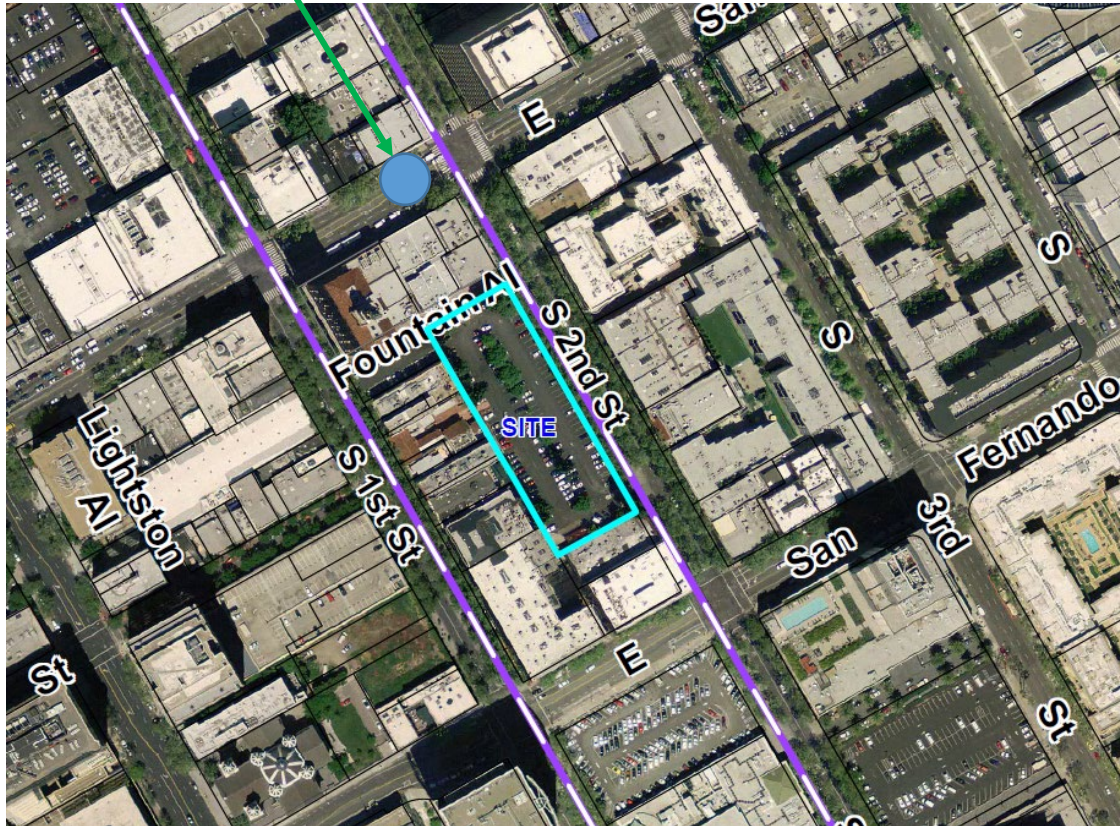
# Project Components

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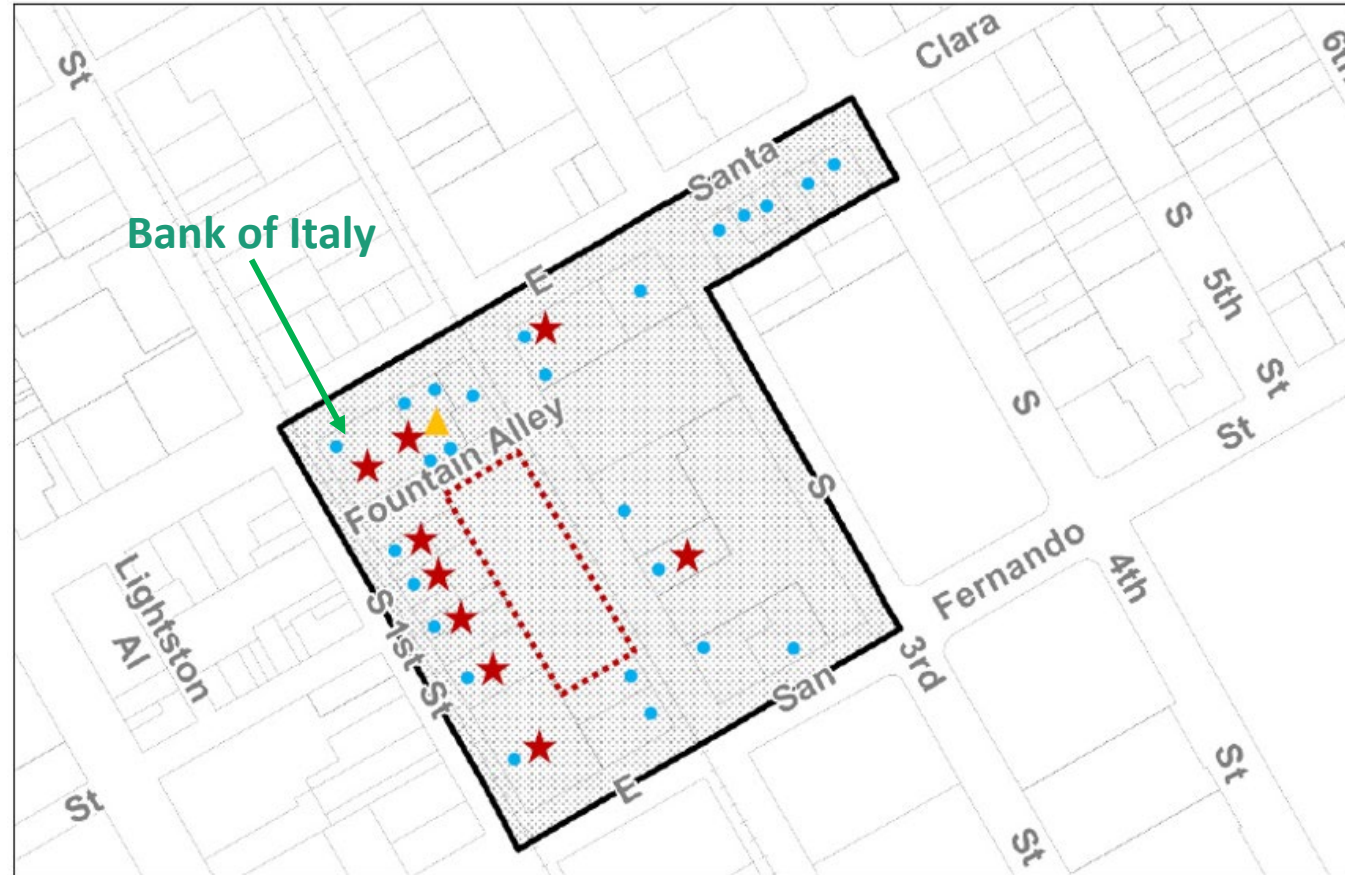
- Construct a 21-story mixed use building consisting of 194 residential units, approximately 30,800 square feet of commercial/retail spaces, and 368,000 square feet of office space;
- Allow extended construction hours from 7 am to 10 pm, Monday to Friday, and 7 am to 7 pm on Saturdays over the entire construction period (approximately 34 months);
- Remove two ordinance-size trees and 10 non-ordinance-size trees.

# Site Location

Future BART Station



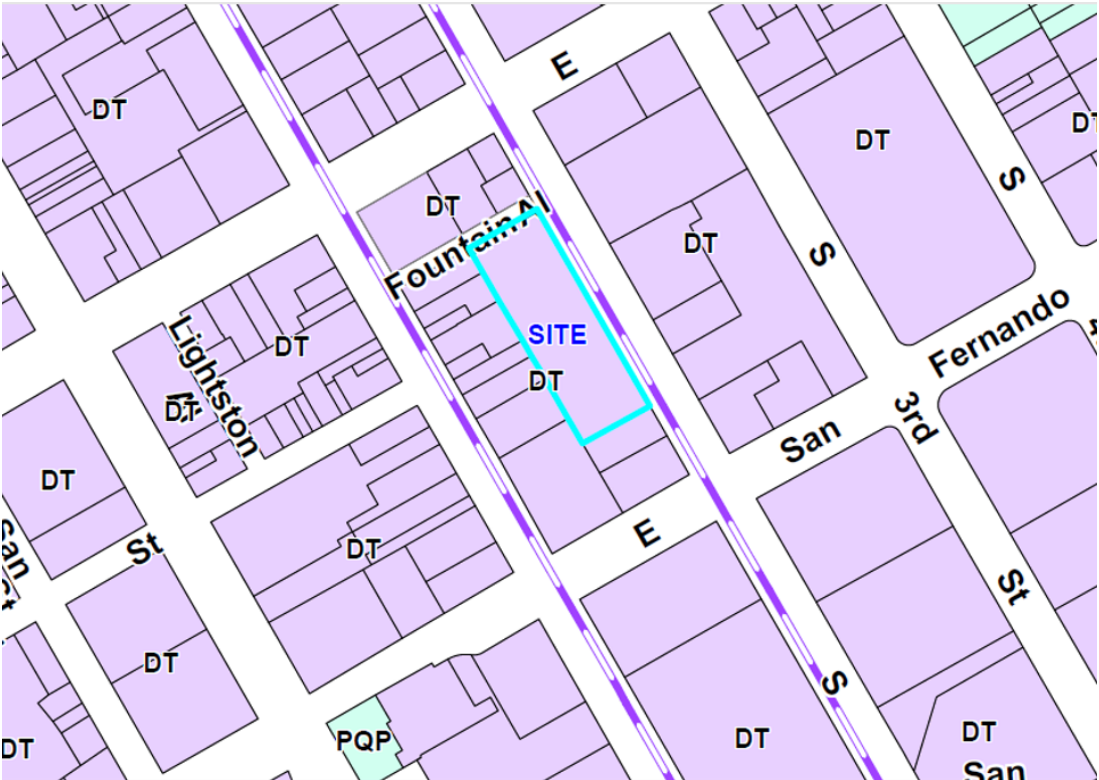
1.25-acre surface parking lot



San José Downtown Commercial National Register Historic District



# General Plan and Zoning



**General Plan Land Use  
Designation-Downtown with  
Employment Priority Area Overlay**



**Zoning District: Downtown  
Primary Commercial**

# Project Review



## Key design concepts

- Encourage pedestrian connection and activities
- Curvilinear form and “Urban Room” (plaza)
- Inverse program to provide a more appropriate scale to pedestrian/podium levels to reduce massing impact.

## Consistent with:

- Downtown General Plan Land Use Designation, General Plan Major Strategies, major land use policies, and Employment Priority Area Overlay
- Applicable City Council Policies
- Zoning Code development standards

## Not fully comply with:

- Downtown San Jose Historic District Design Guidelines

## Substantially comply with:

- 2019 Downtown Design Guidelines and Standards

# Environmental Review

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- **Public Circulation:** June 17, 2022 to August 2, 2022.
  - Four comment letters were received during this time
- **Significant and Unavoidable Impacts**
  - Cultural Resources: Lack of compliance with the 2003 Historic Design Guidelines and 2019 Guidelines and Standards
- **Less Than Significant with Mitigation**
  - Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Noise and Vibration

# Staff's Recommendation

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Recommend the City Council to:

- Adopt a Resolution certifying the SEIR.
- Adopt a Resolution approving this site development permit.
- Adopt a Statement of Overriding Considerations for CEQA Impacts to Cultural Resources.

# Q&A / Discussion



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