Item 10.2

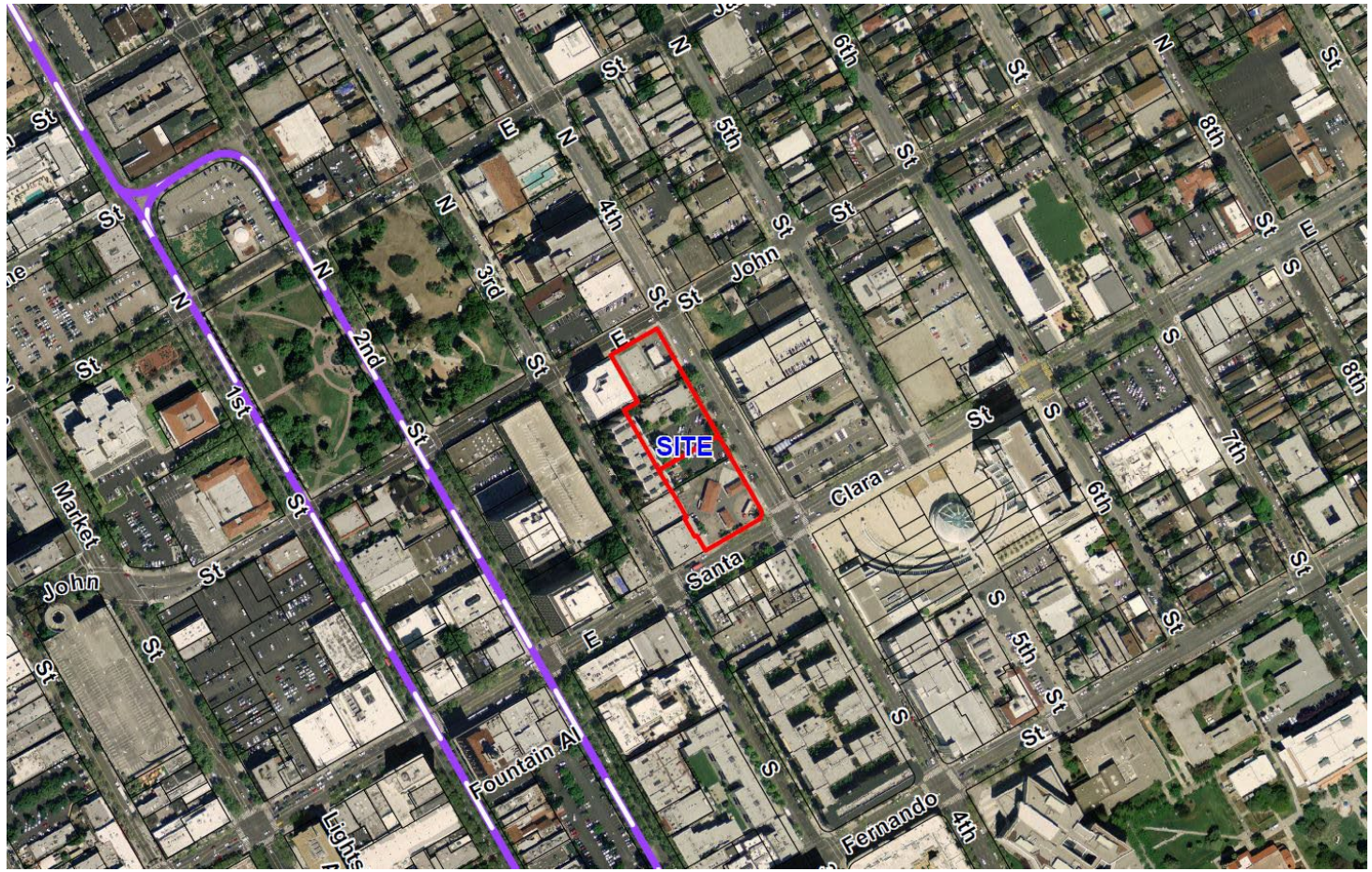
Icon/Echo (File Nos. HP21-007, SP21-031 & T21-033

November 29, 2022

Presenters: Christopher Burton, Director, PBCE

Project Components

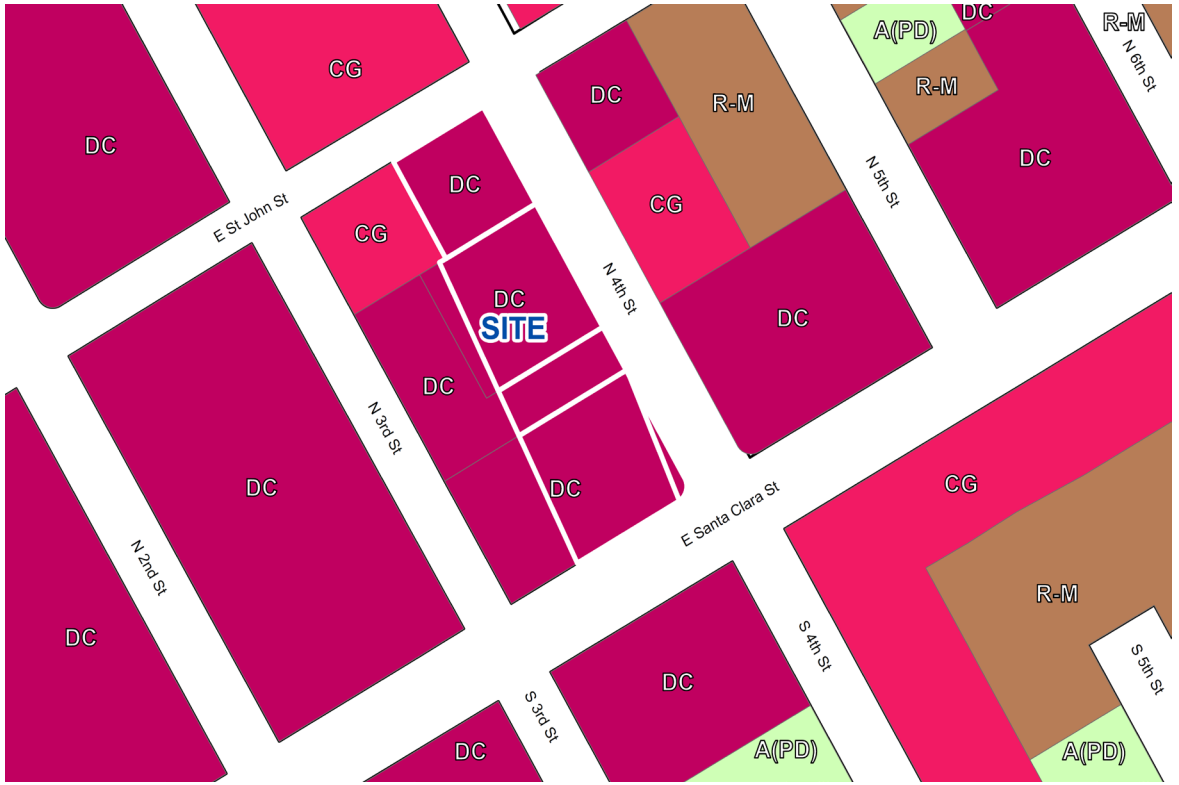
- Demolition of all existing buildings on site totaling 22,527 sf
- Construction of two high rise buildings:
  - Icon – 24-story building consisting of 525,000 sf of office space and 8,500 sf of ground floor retail spaces
  - Echo – 27-story residential tower consisting of 415 multifamily residential units
- Saturday Construction Hours from 7:00 am to 7:00 pm.



General Plan and Zoning



General Plan Designation: Downtown



Zoning District: DC Downtown Primary Commercial

Project Review



- <u>Project Reviewed for Conformance with:</u>
  - 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

- Draft Supplemental Environmental Impact Report (SEIR) – 45 day comment period (June 17, 2022 to August 1, 2022)
  - Less than significant impacts with mitigation: construction air quality, biological resources, cultural resources (archaeological & historic), tribal cultural resources, hazards, and construction noise and vibration.
  - Significant unavoidable impacts: cultural resources (historic) and land use - impacts to the St. James Square City Landmark District.
  - If approved, Council needs to adopt a Statement of Overriding Considerations.
  - 5 alternatives evaluated.
- 6 comments received.
- First Amendment to the SEIR with comments and City response – posted to City's website on October 14, 2022.
- Comments do not raise any issues requiring re-circulation of SEIR.

Staff Recommendation

Recommend that the Planning Commission recommend the City Council take the following actions:

1. Adopt a Resolution certifying the Icon-Echo Mixed-Use Project Supplemental Environmental Impact Report (SCH No. 2021090554) to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942), and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a statement of overriding considerations and a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a Resolution approving, subject to conditions, a Special Use Permit to allow the demolition of all existing buildings on site totaling 22,527 square feet, the removal of 39 trees (4 ordinance-size, 35 non-ordinance-size) for the construction of a mixed-use project consisting of up to 415 multifamily residential units, 525,000 square feet of commercial space, 8,500 square feet of retail space, and up to 10 commercial condominiums with extended construction hours from 7:00 am to 7:00 pm Monday through Saturday on an approximately 2.10-gross acre site.
3. Adopt a Resolution approving, subject to conditions, a Vesting Tentative Map to reconfigure four parcels into two parcels and allow up to 10 commercial condominiums and 415 residential condominiums on an approximately 2.10-gross acre site.
4. Consider the Staff recommendation regarding the adoption of a Resolution approving, subject to conditions, a Historic Preservation Permit to allow the demolition of three non-contributing buildings and the construction of a 267-foot-high tower (the Echo) consisting of 415 multifamily residential units within the St. James Square City Landmark District on an approximately 0.44-gross acre site.

Q&A / Discussion

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