

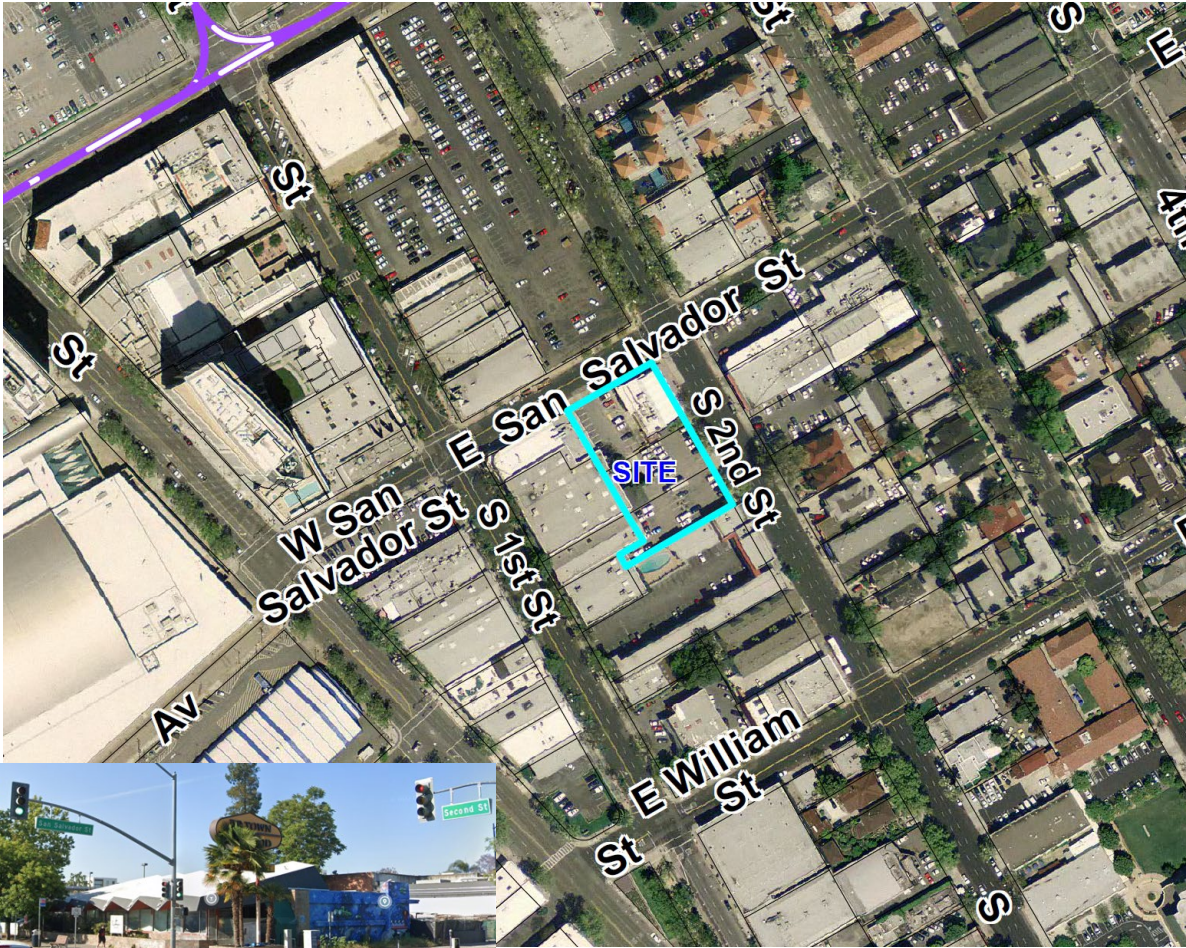
# Item 10.3

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

November 29, 2022

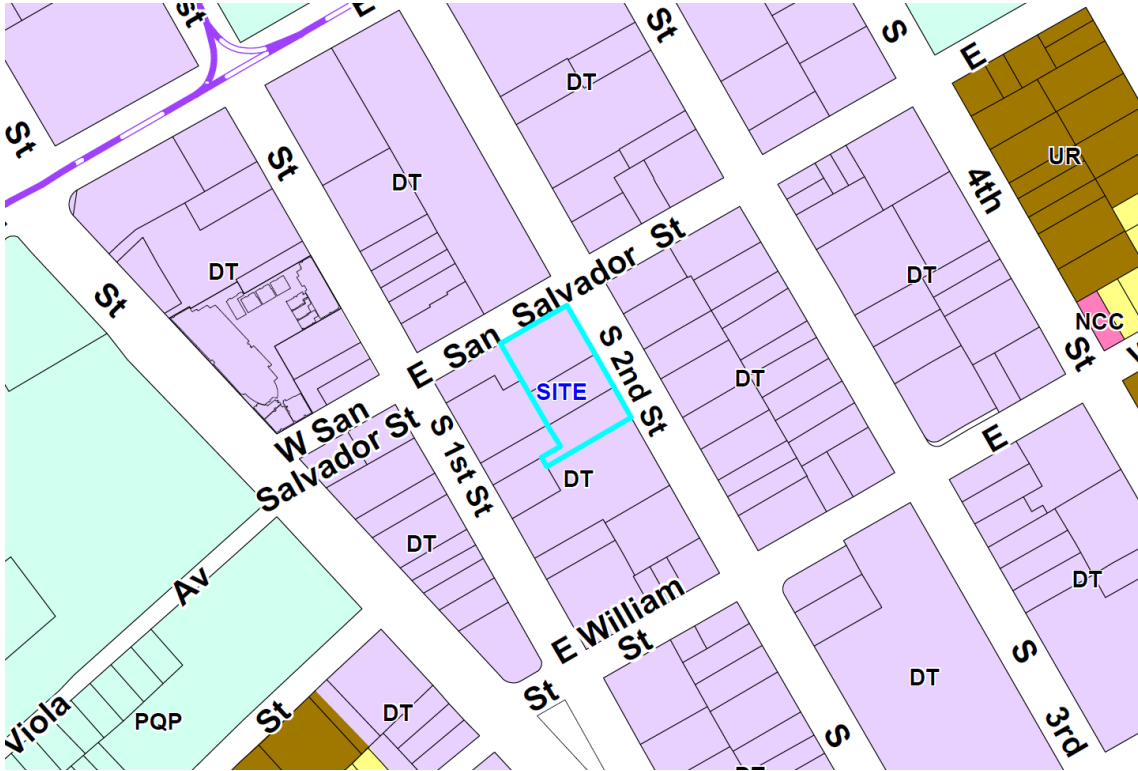
Presenter: Christopher Burton, PBCE Director

# Project Components

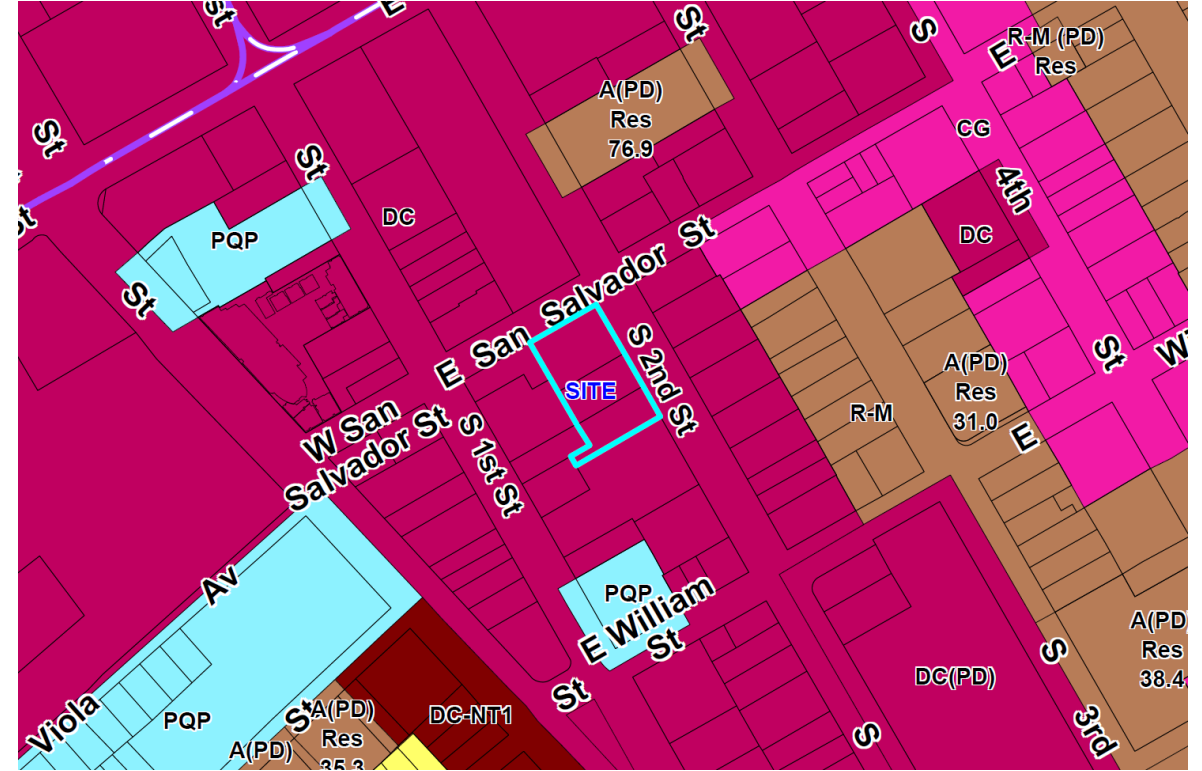


- Demolish the existing vacant Bo Town Restaurant (eligible as a Candidate City Landmark) and three accessory buildings/structures;
- Remove two trees;
- Construct a 30-story mixed-use tower (540 units & 7,430 sf commercial space);
- Allow extended construction hours from 7 am to 10 pm, Monday to Saturday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

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- **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

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Recommend the City Council to:

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

# Q&A / Discussion

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