

Item 10.4

SuZaCo Project (File Nos. H21-026/ER21-085 and HP21-005)

November 29, 2022

Presenter: Christopher Burton, PBCE Director

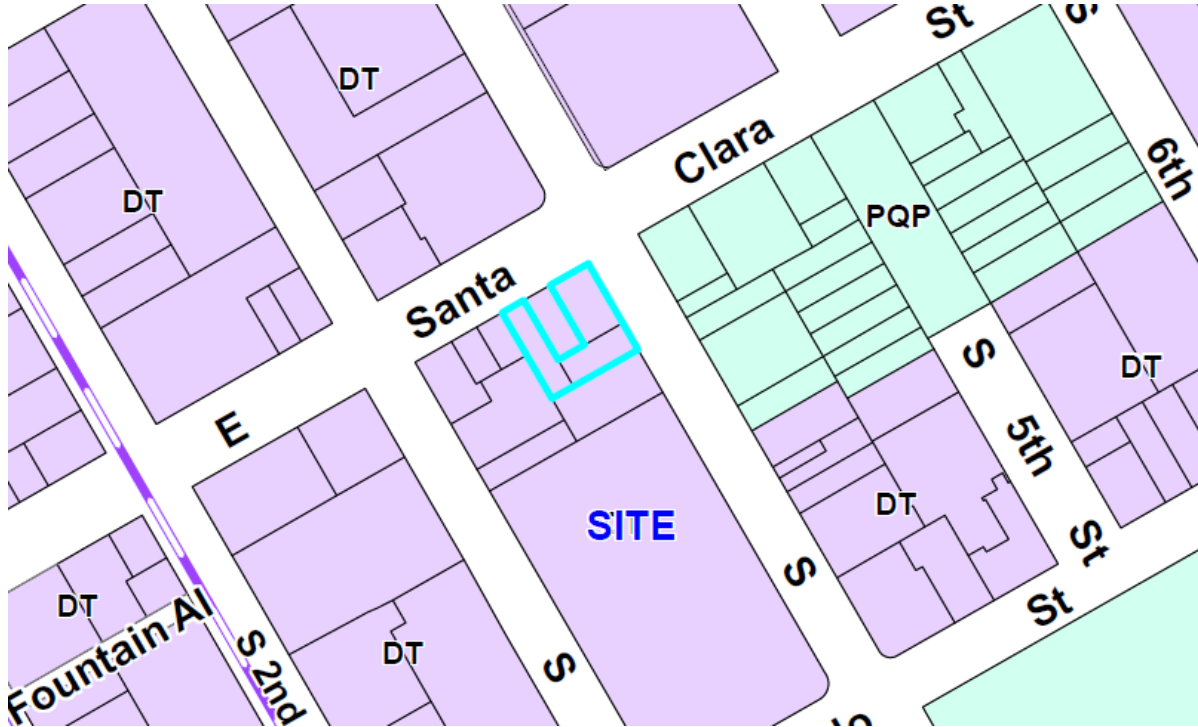
Project Components



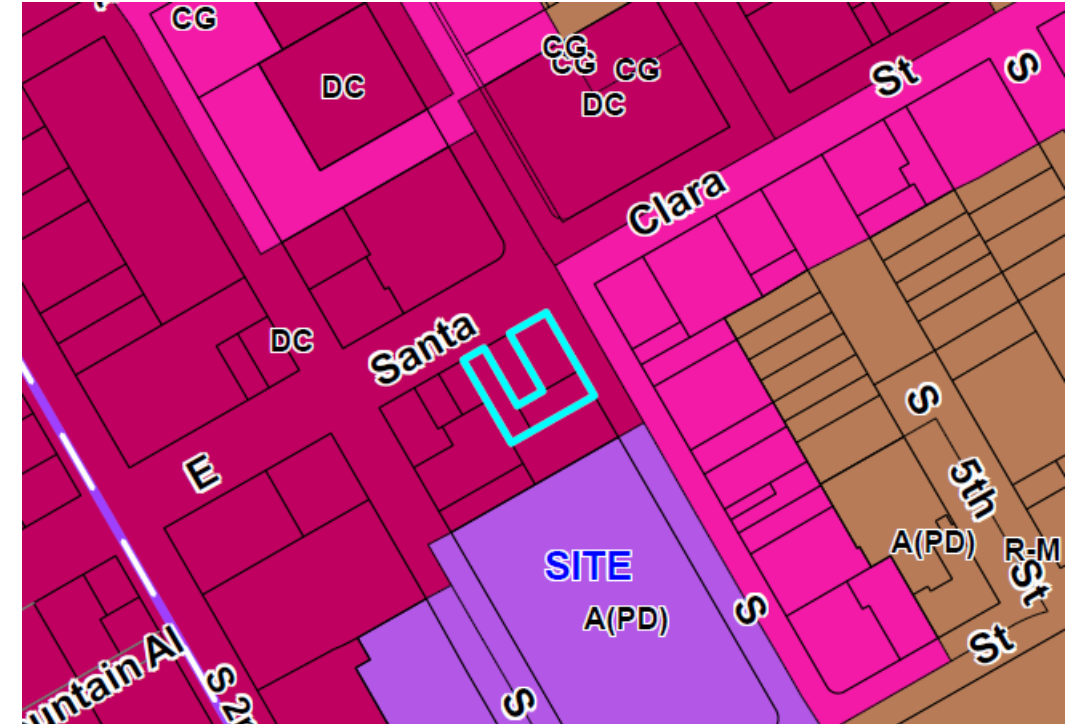
Site Development Permit (H21-026) and a Historic Preservation Permit (HP21-005) on three combined parcels

- Demolish the side and rear wall and interior of a City Landmark at 142-150 E. Santa Clara Street
- Demolish two buildings at 130-134 Santa Clara Street and 17 S. 4th Street
- Construct an approximately 75,285-square foot four- and six-story retail and office building, retaining the historic façades at 142-150 E. Santa Clara St.
- Alternative parking arrangements

General Plan and Zoning Maps



General Plan Designation: Downtown



Zoning District: DC Downtown Primary Commercial

Site Description



- **Site Location:** Southwest corner of East Santa Clara Street and South Fourth Street intersection (142-150 and 130-134 East Santa Clara Street, and 17 South 4th Street)
- **Site Area:** 0.34-gross acres
- **Existing Use:** Mixed-Use
- **General Plan Land Use Designation:** Downtown
- **Zoning District:** DC Downtown Primary Commercial
- **Historic Resource:** City Landmark HL92-70 (State Meat Market) at 142-150 East Santa Clara
- **Historic District:** Downtown Commercial National Register Historic District

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

- Draft Supplemental Environmental Impact Report (SEIR) – circulated for 45 days from June 27, 2022 to August 11, 2022:
 - Less than significant impacts with mitigation incorporated for air quality, biological resources, cultural and tribal cultural resources, hazards and hazardous materials, and construction-related noise and vibration
 - Significant unavoidable impacts identified for cultural resources and land use and planning. Therefore, if City Council were to approve the project as proposed it would need to adopt a Statement of Overriding Considerations
- Comments on Draft SEIR expressed concern regarding lack of mitigation measures to minimize the identified impact to a designated City Landmark, impacts to the San José Downtown Commercial National Register Historic District, non-compliance with general plan policies adopted for the purpose of protecting historic resources, cumulative impacts to historic resources, bird safety, pre-construction bird survey timing, concurrent construction of Downtown projects
- First Amendment to the SEIR (Response to Comments) – posted to City’s website on October 18, 2022, and no re-circulation of SEIR necessary

Staff Recommendation

Recommend that 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. Adopt 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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