

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE SAN JOSE TRIBUTE HOTEL PROJECT**

FILE NOS: H16-042 AND HP17-003
PROJECT APPLICANT: KHANNA ENTERPRISES LTD III LP
ADDRESS: 211 S. 1ST STREET
APN: 259-42-079

Project Description: Application for a Site Development Permit and Historic Preservation Permit to construct an approximately 186,500 gross square-foot hotel addition of 274 guest rooms in a new 24-story tower on the north portion of the site, at the location of an existing courtyard. The addition would include a new lobby, and roof-top amenities such as a swimming pool, fitness center, and events space.

Location: An approximately 25,000 square-foot portion of the parcel occupied by the Four Points by Sheraton San José hotel at 211 S. First Street. The existing hotel is a historical resource comprising a four-story, 86 room building with a ground floor restaurant.

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this SEIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs.

EIR Scoping Meeting: An EIR Scoping meeting will be held on September 17, 2018, from 6:30 p.m. to 8:00 p.m. in Room 225 of the Dr. Martin Luther King (MLK) Library, located at 150 E. San Fernando Street, San José.


According to State law, the deadline for your response is 30 days after receipt of this notice. An earlier response would be appreciated. Please identify a contact person, and send your response to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Reema Mahamood, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: 408.535.6872, e-mail: reema.mahamood@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement



Deputy



Date

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August 2018

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

A Supplemental EIR (SEIR) is prepared when the Lead Agency determines that only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. As the Lead Agency, the City of San José will prepare an SEIR to the Downtown Strategy 2000 Final EIR and the Envision San José 2040 General Plan Final EIR to address the environmental effects of the proposed San José Tribute Hotel project.

The San José City Council adopted the Downtown Strategy 2000 in 2005 to guide development in Downtown San José. The City is in the process of updating the Downtown Strategy 2000 and will prepare a new EIR. The proposed Downtown Strategy 2040 and the associated new EIR will be circulated for public review and comment soon. The proposed project is located within the current Downtown Strategy 2000 and proposed Downtown Strategy 2040 boundaries, therefore, the SEIR will evaluate the proposed project against the policies of both the current Downtown Strategy 2000 and the proposed Downtown Strategy 2040 and their associated EIRs. It is anticipated the San José City Council will consider for approval the proposed Downtown Strategy 2040 and associated new EIR prior to the completion of this SEIR.

The SEIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. An Initial Study has been prepared (which will be incorporated into the SEIR as an appendix) to focus the SEIR on potentially significant issues pursuant to CEQA Guidelines 15178(c). In accordance with the requirements of CEQA, the SEIR will include the following sections:

- Summary of the project
- Project description
- Description of the existing environmental setting, environmental impacts, and mitigation measures for the project
- Alternatives to the proposed project
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

Project Location

The approximately 25,000 square-foot portion of the parcel occupied by the Four Points by Sheraton hotel at 211 S. First Street project site (APN 259-42-079). Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2.

Project Description

The 25,000 square-foot portion of the project site is currently used as an open patio seating area for the Four Points by Sheraton hotel and restaurant. The Four Points by Sheraton hotel was formerly known as the Montgomery Hotel, and is a designated City Landmark and is located on the California and National Registers for Historic Places.

The proposed hotel addition consists of a new, 24-story tower on the northern portion of the site, at the location of an existing courtyard. The proposed hotel addition is approximately 186,500 gross square feet and includes 274 guest rooms, atrium style lobby, and rooftop amenities such as a swimming pool, fitness center, and events space. The lower five floors would occupy half the currently open portion of the site with guest rooms, entry lobby, check-in area and support spaces. The lower level enclosure would form the lobby and semi-public event space. The main entry to the hotel would be located at the S. First Street elevation. The conceptual site plan is presented in Figure 3 and a rendering of the project is presented in Figure 4.

The project site is designated *Downtown* under the City of San José's adopted General Plan and has a zoning designation of *DC – Downtown Primary Commercial*.

Project Approvals Anticipated to be Required

1. Site Development Permit
2. Historic Preservation Permit
3. Grading Permit
4. Building Permit

Potential Environmental Impacts of the Project

The SEIR will describe the existing environmental conditions on the project site and will identify the potentially significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for potentially significant environmental impacts, as warranted. The analysis in the SEIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional topics may be added to the SEIR if new information becomes available.

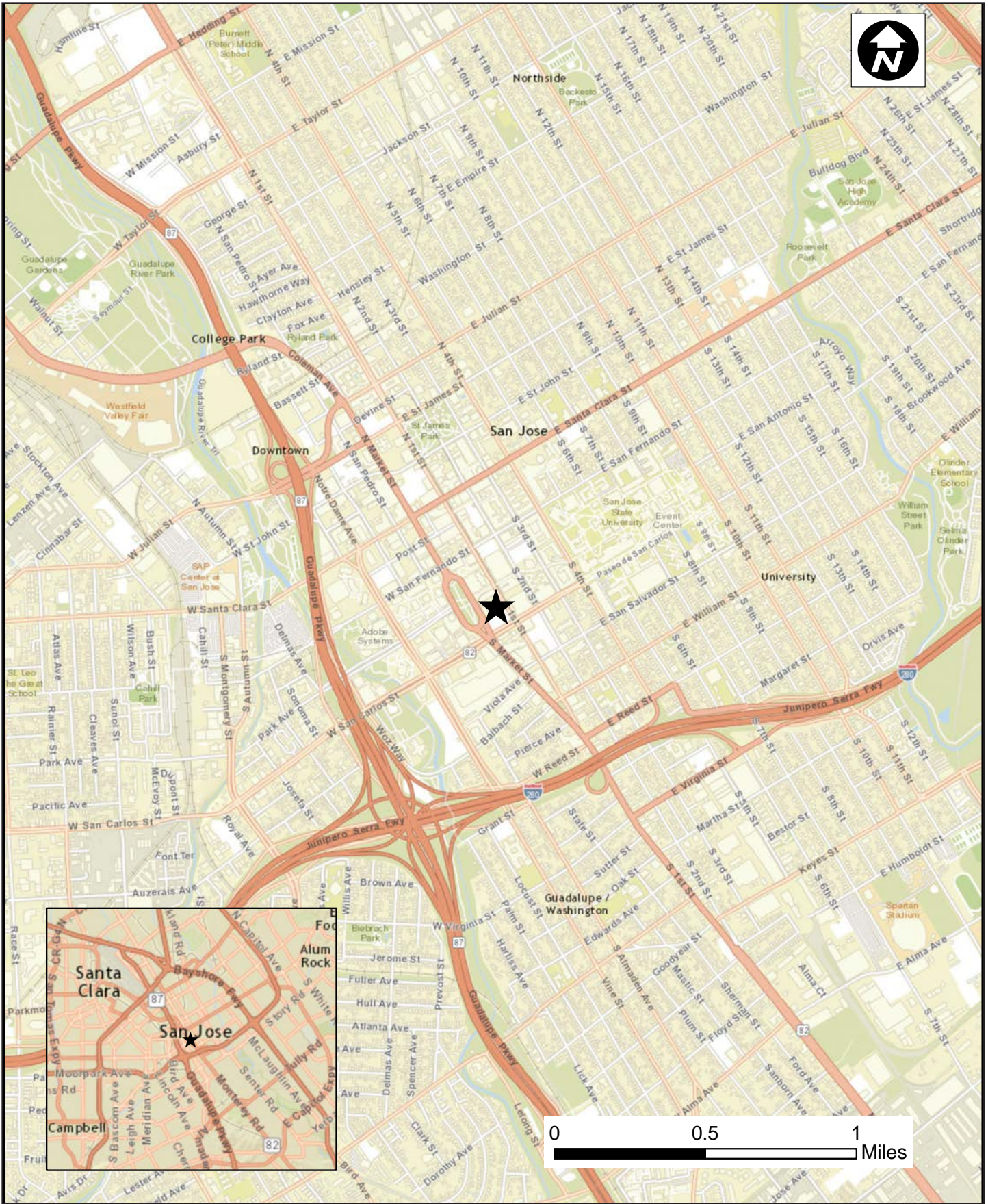
The SEIR will be prepared in accordance with Article 3, Focused Environmental Impact Report, of the CEQA statute, and will include all required information as outlined in Article 9, Contents of Environmental Impact Reports, of the CEQA Guidelines.

The focused SEIR will analyze the following topics:

1. *Cultural Resources:* The SEIR will address potential impacts of the project on the historic Montgomery Hotel, which is a City Landmark. This section will incorporate the findings of the historical evaluation and City's peer review of that evaluation. The SEIR will describe specifically how the project design meets the Secretary of Interior's Standards for Historic Preservation. In addition, the SEIR will summarize the archaeological report prepared for the project and discuss tribal cultural resources in accordance with Assembly Bill (AB) 52.
2. *Greenhouse Gas Emissions:* The SEIR will address the project's contribution to regional and global greenhouse gas emissions based on the BAAQMD thresholds and projections through 2030 as well as the City's Greenhouse Gas Reduction Strategy. Mitigation measures will be identified for significant impacts.
3. *Noise and Vibration:* The SEIR will describe the results of a noise/vibration study for the project and a peer review of this study by the City. This discussion will include quantification of existing and future noise and vibration levels, applicable General Plan policies and standards, and vibration impacts on nearby structures, including the adjacent historic Montgomery Hotel, during construction. This analysis will identify mitigation measures to minimize impacts to the historic Montgomery Hotel and to sensitive receptors from construction or operation of the project.
4. *Energy:* Implementation of the project would result in an increased demand for energy. The SEIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption. Mitigation measures, if required, will be identified.
5. *Alternatives:* The SEIR will examine alternatives to the proposed project including a "No Project" alternative, as required by CEQA. The alternatives could include a reduced development alternative, alternative land uses, and/or alternative locations. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.
6. *Significant Unavoidable Impacts:* The SEIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.
7. *Cumulative Impacts:* Section 15130 of the CEQA Guidelines requires an EIR to discuss the cumulative impacts resulting from the project when combined with other past, present, and reasonably foreseeable development in the area.

In conformance with the CEQA Guidelines, the SEIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) areas of known controversy, 5) references, 6) organizations/persons consulted, 7) SEIR author and consultants, and 8) appendices.

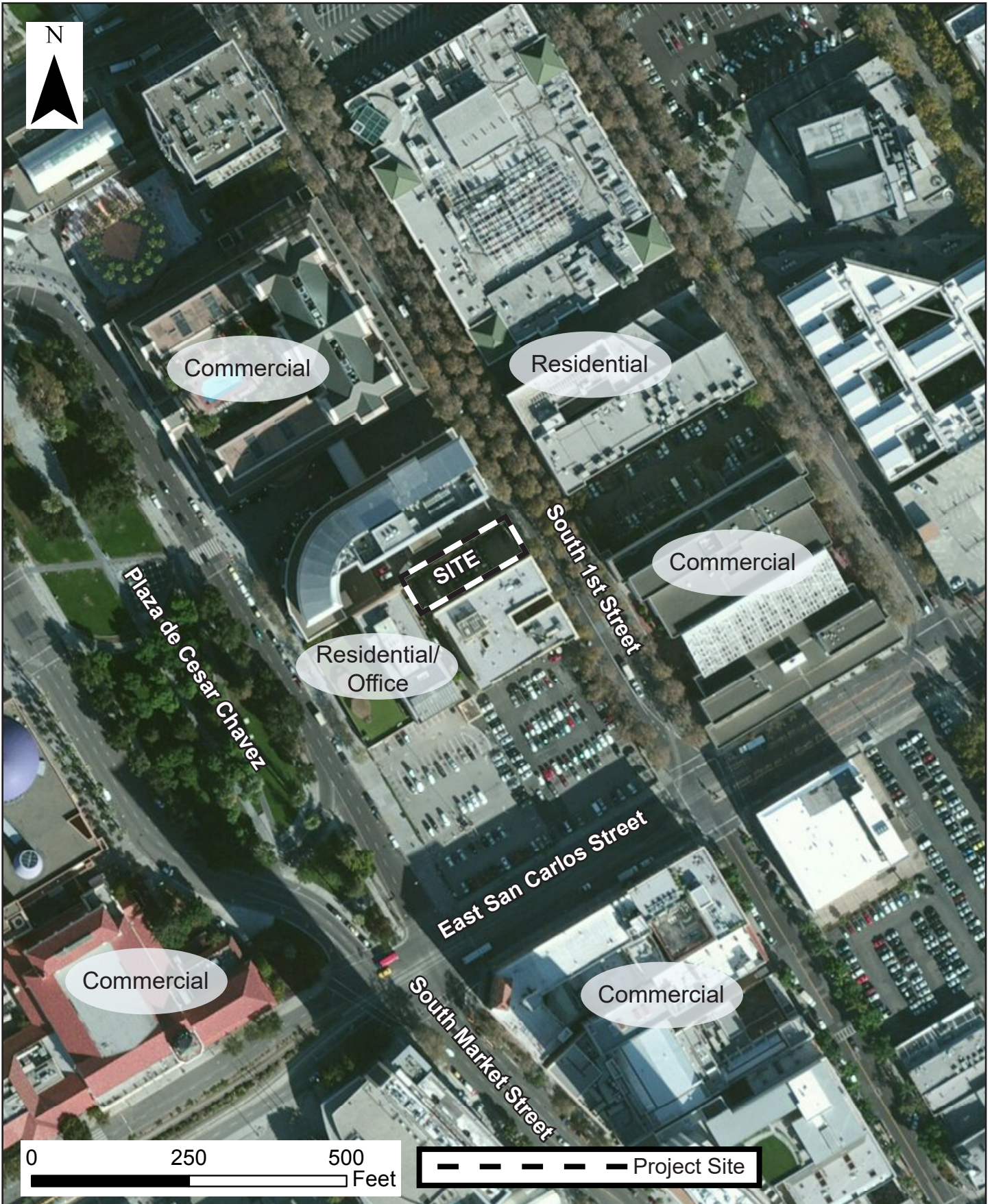
An Initial Study will be prepared to focus the analysis of the SEIR. The Initial Study will be provided as an appendix to the SEIR and will include analyses for resource areas that have no new significant impacts or no increase in previously identified impacts, and will include analyses for resource areas that may have potentially significant impacts that can be mitigated to less than significant levels.



Location Map

San José Tribute Hotel
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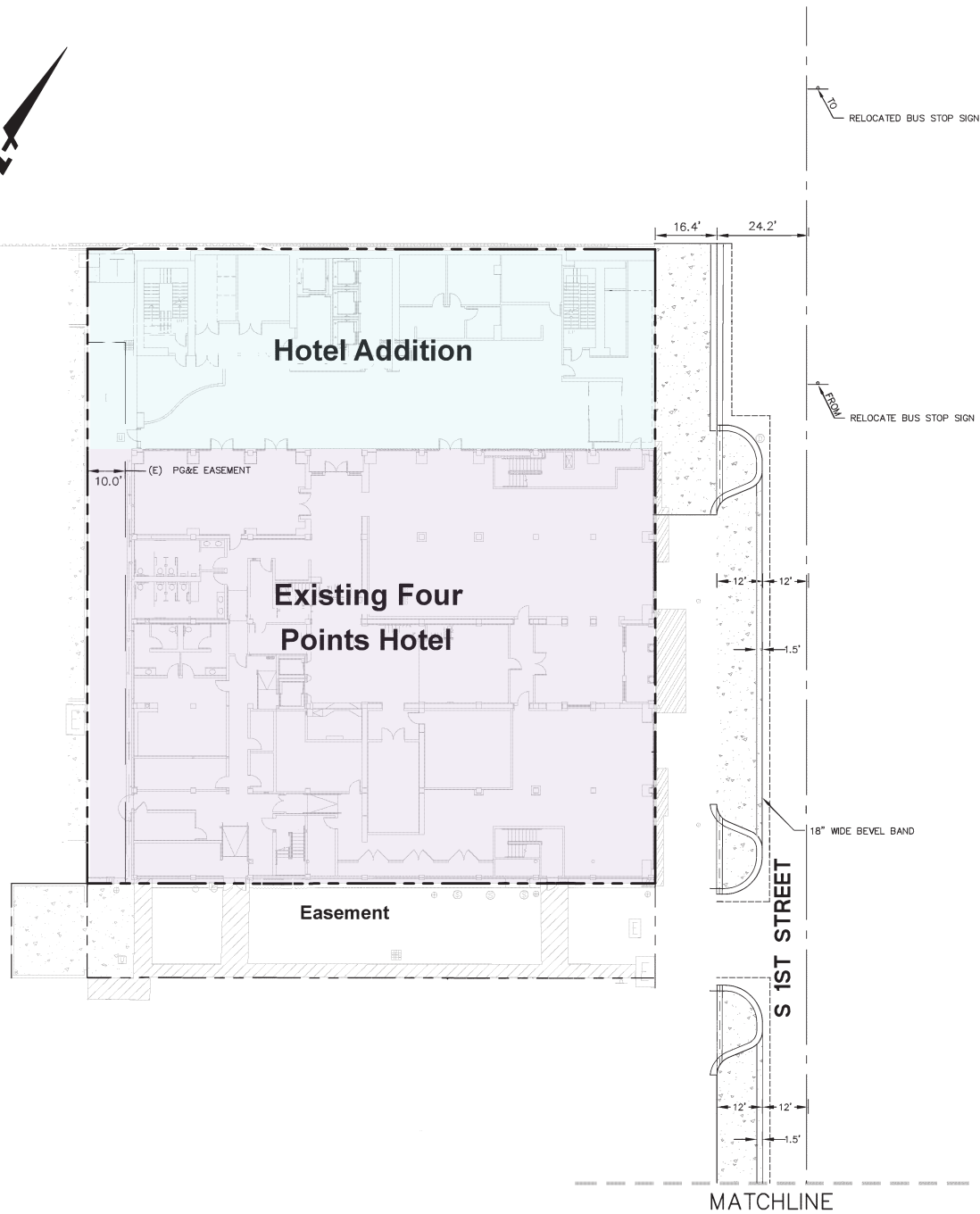
Figure
1



Vicinity Map

San José Tribute Hotel
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Figure
2



Source: BKF Engineers, Inc.

Site Plan

San José Tribute Hotel
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Figure
3



Source: TCF Architects

Rendering

San José Tribute Hotel
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Figure
4