

Hotel Clariana Expansion Project

File No. H17-059

Initial Study/Mitigated Negative Declaration

ADMINISTRATIVE DRAFT RESPONSES TO PUBLIC COMMENTS AND TEXT CHANGES

March 2020

CEQA Lead Agency:



City of San José

Department of Planning, Building and Code Enforcement
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Phone: (408) 535-3555

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Attachments

Attachment A: All Public Comments to Addendum

SECTION 1 SUMMARY OF COMMENTS

The Hotel Clariana Expansion Project is an Addendum to the Downtown Strategy 2040 Final Environmental Impact Report and therefore did not require a formal public circulation period. The Initial Study/Addendum was posted online in February 2020 for public information purposes. During this period, the City of San José received one comment letter from a concerned citizen, Jeff Schwartz.

In summary, the comments received on the draft IS/Addendum did not raise any new issues about the project's environmental impacts, or provide information indicating the project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the IS/Addendum. California Environmental Quality Act (CEQA) does not require formal responses to comments on an IS/Addendum, only that the lead agency consider the comments received (CEQA Guidelines § 15074(b)).

Nevertheless, responses to the comments are included in this document to provide a complete environmental record.

The following pages contain the name of the person that submitted comment on the IS/Addendum and the City's response to the comment received on the IS/Addendum. The specific comments have been excerpted from the letter and are presented as "Comment" with each response directly following as "Response." Copies of the actual letters and email submitted to the City of San José are attached to this document (Attachment A).

SECTION 2 AGENCIES AND PERSONS COMMENTING ON THE IS/MND

| Comment Received From | Date of Letter | Response on Page |
|------------------------------|-----------------------|-------------------------|
| A. Jeff Schwartz | February 26, 2020 | 5 |

SECTION 3 RESPONSE TO COMMENTS

This memo responds to comments on the IS/Addendum as they relate to the potential environmental impacts of the project under CEQA Guidelines. Numbered responses correspond to comments in each comment letter. Copies of the comment letters are attached.

A. RESPONSE TO A

Comment A1: Hello - I am writing about the proposed expansion of the Clariana Hotel at 3rd and Santa Clara (H17-059 and HP17-007). I have read through the Initial Study / Addendum and there was a glaring omission that I hope the City can consider. While the study mentions that across 3rd Street from the current structure there is a multi-story commercial building (the previous Hank Coca's Furniture store), it does not mention that across 3rd Street from the expansion are the Globe condos. In fact, the referenced commercial building is not even across the street from the expansion, while the condos are. Many residents purchased units on the 3rd Street side due to its privacy, scenic views of the East San Jos? hills, and postcard-like view of the magnificent San Jos? City Hall, and paid a steep Silicon Valley price for these benefits. The expansion is for a hotel which will stand taller than these condos, blocking the aforementioned views, and will put resident's windows looking directly into the windows of the hotel rooms. The upper floors of the condos were specifically designed with large windows to allow for natural light and spectacular views, which will be lost with the full 6-story expansion, resulting in lost equity to the owners and a decreased enjoyment of life at home due the loss of privacy. While I could not agree more that an expansion of the hotel would be great for the neighborhood, and I am looking forward to the new restaurant, and the existing surface lot is an eyesore, I humbly ask that the City revisit this omission in the initial study, consider the impacts to local homeowners, and consider an expansion plan that does not create such a materially negative impact to those who have bought property across the street (many before there was ever an expansion in the works). I will note that the first few floors of the condos do not have windows facing the expansion, so there is definitely room to allow for an expansion in a less invasive and obstructive way. Thank you for your time and consideration.

Response A1: This comment has been acknowledged. As shown on Figure 2.4-3 of the Initial Study/Addendum, the referenced Globe condos were considered and disclosed as nearby residential in the environmental document. The proposed project conforms to applicable General Plan policies, regulatory standards, Council policies, and Design Guidelines and therefore has no significant impact under CEQA for aesthetics and land use, which are the two impact areas that the public comment majorly addresses.

This comment does not relate to the adequacy of the IS/Addendum, therefore no changes to the IS/Addendum are required.

SECTION 4 TEXT CHANGES TO THE IS/ADDENDUM

No text changes to the IS/Addendum have been made in response to the comments received.

SECTION 5 SUPPLEMENTAL REPORTS AND MEMORANDUMS

No supplemental reports or memorandums accompany this Response to Comments on the IS/Addendum.

SECTION 6 PUBLIC COMMENTS ATTACHMENTS

Please see copy of the original comment in Attachment A.

**Attachment A:
All Public Comments to IS/Addendum During Public Review Period**

For H17-059 and HP17-007

-----Original Message-----

From: jlsch21@hotmail.com [<mailto:jlsch21@hotmail.com>]

Sent: February 26, 2020 8:44 AM

To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Subject: Planning Department

[External Email]

Hello - I am writing about the proposed expansion of the Clariana Hotel at 3rd and Santa Clara (H17-059 and HP17-007). I have read through the Initial Study / Addendum and there was a glaring omission that I hope the City can consider. While the study mentions that across 3rd Street from the current structure there is a multi-story commercial building (the previous Hank Coca's Furniture store), it does not mention that across 3rd Street from the expansion are the Globe condos. In fact, the referenced commercial building is not even across the street from the expansion, while the condos are. Many residents purchased units on the 3rd Street side due to its privacy, scenic views of the East San Jos? hills, and postcard-like view of the magnificent San Jos? City Hall, and paid a steep Silicon Valley price for these benefits. The expansion is for a hotel which will stand taller than these condos, blocking the aforementioned views, and will put resident's windows looking directly into the windows of the hotel rooms. The upper floors of the condos were specifically designed with large windows to allow for natural light and spectacular views, which will be lost with the full 6-story expansion, resulting in lost equity to the owners and a decreased enjoyment of life at home due the loss of privacy. While I could not agree more that an expansion of the hotel would be great for the neighborhood, and I am looking forward to the new restaurant, and the existing surface lot is an eyesore, I humbly ask that the City revisit this omission in the initial study, consider the impacts to local homeowners, and consider an expansion plan that does not create such a materially negative impact to those who have bought property across the street (many before there was ever an expansion in the works). I will note that the first few floors of the condos do not have windows facing the expansion, so there is definitely room to allow for an expansion in a less invasive and obstructive way. Thank you for your time and consideration.

Name: Jeff Schwartz

Email: jlsch21@hotmail.com

Telephone Number:

Web Server: sjpermits.org

Client Information: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/80.0.3987.122 Safari/537.36