

**NOTICE OF PREPARATION OF A  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR  
THE MARRIOTT TOWNPLACE SUITES PROJECT**

FILE NO: C19-051 and H19-053  
PROJECT APPLICANT: UC Keystone Owner LLC  
APN: 259-47-013, -014, -015, -016

**Project Description:** The applicant seeks a conforming rezoning from the LI Light Industrial zoning district to the DC Downtown zoning district for the project site; and a Site Development Permit to allow the demolition of all structures on the project site and to construct an up to 175-room hotel on the approximately 0.60-gross acre site.

**Location:** Northeast corner at the intersection of Josefa and West San Carlos Streets, San José

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Final Environmental Impact Report 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.

An **online joint community and environmental public scoping meeting** for this project will be held on

Thursday, **September 24, 2020 at 6:00 p.m.**

The live meeting via Zoom will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom app to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge. Members of the public may view and to the meeting and comment on the project by following the instructions listed below.

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/97301648219>. Please ensure your device

has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click \*9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
2. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
3. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
4. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Telephone Device Instructions

For participants who would like to join via telephone please dial +1-877-853-5257 (toll free) and when prompted, enter meeting ID: 973 0164 8219. You may also click \*9 to indicate you wish to speak.

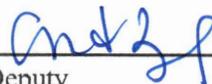
Public Comments Prior to Meeting

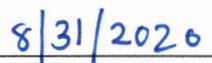
If you would like to submit your comments prior to the meeting, please email your comments to [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov). Comments submitted prior to this meeting will be considered as if you were present in the meeting.

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](http://www.sanjoseca.gov/activeeirs), including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation, please identify a contact person from your organization, 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, 3<sup>rd</sup> Floor Tower  
San José CA 95113-1905  
Phone: (408) 535-6872, e-mail: [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

Rosalynn Hughey, Director  
Planning, Building and Code Enforcement

  
\_\_\_\_\_  
Deputy

  
\_\_\_\_\_  
Date

**NOTICE OF PREPARATION  
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE  
MARRIOTT TOWNPLACE SUITES PROJECT**

**September 2020**

**A. INTRODUCTION**

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

A Supplement to a previously published EIR (SEIR) is prepared when it is determined that under the conditions listed in Section 15162 of the implementing guidelines of the California Environmental Quality Act of 1970, as amended (CEQA), only minor additions or changes would be necessary to make the previous EIR adequate to the project in the changed situation. As the lead agency, the City of San José will prepare an SEIR to the Downtown Strategy 2040 Final EIR (SCH #2003042127) to address the environmental impacts of the proposed Marriott Townplace Suites Project, because the details of this project were not available at the time the Downtown Strategy 2040 Final EIR was prepared.

The SEIR for the proposed project will be prepared and processed in accordance with CEQA. An Initial Study has been prepared (which will be incorporated into the SEIR as an appendix) to focus the SEIR on potentially significant adverse impacts pursuant to CEQA Guidelines Section 15178.

In accordance with the requirements of CEQA, the SEIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project; and
- 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.

**B. PROJECT LOCATION**

The approximately 0.6-acre project site is located at 491- 499 West San Carlos Street and 280 Josefa Street (Assessor's Parcel Numbers [APNs] 259-47-013, -014, -015, and -016) on the northeast corner of West San Carlos Street and Josefa Street in the City of San José. The project site is currently

developed with residential and commercial uses. Regional, vicinity, and aerial maps, and a conceptual site plan of the project site are attached as Figures 1, 2, 3 and 4.

## C. DESCRIPTION OF THE PROJECT

### **Project Description**

The project site is currently developed with six buildings and structures: two single-story commercial buildings, a tank house, and three single-family residences, totaling approximately 26,233 square feet. All buildings on the project site would be demolished as part of the project.

The project applicant proposes to redevelop the site with an eight-story hotel building with up to 175 guest rooms. The ground, third, and eighth floor would consist of hotel amenities and common areas for guests such as a courtyard and rooftop terrace, workout facilities, a breakfast area, lobby, lounge, and meeting rooms; however, the hotel would not include a full-service kitchen. The first through third floors would consist of parking for hotel guests. The fourth through eighth floors of the building would consist of hotel guest rooms.

The proposed hotel would cover approximately 95 percent of the total lot area and would have a total building area of approximately 114,577 square feet (excluding interior courtyard and parking). The project would have a floor area ratio (FAR) of 4.55.

The project site is located within the boundaries of the Diridon Station Area Plan (DSAP) and the Downtown Strategy 2040 plan area. The site is designated *Downtown* under the City's General Plan and zoned *LI – Light Industrial*. The site is located within the southern zone of the DSAP in the Park/San Carlos subarea. The proposed hotel is an allowed use under DSAP and the General Plan designation. The project proposes a confirming rezoning from *LI Light Industrial* to *DC Downtown Commercial Zoning District*, which would conform to the Downtown Primary Commercial zoning standards.

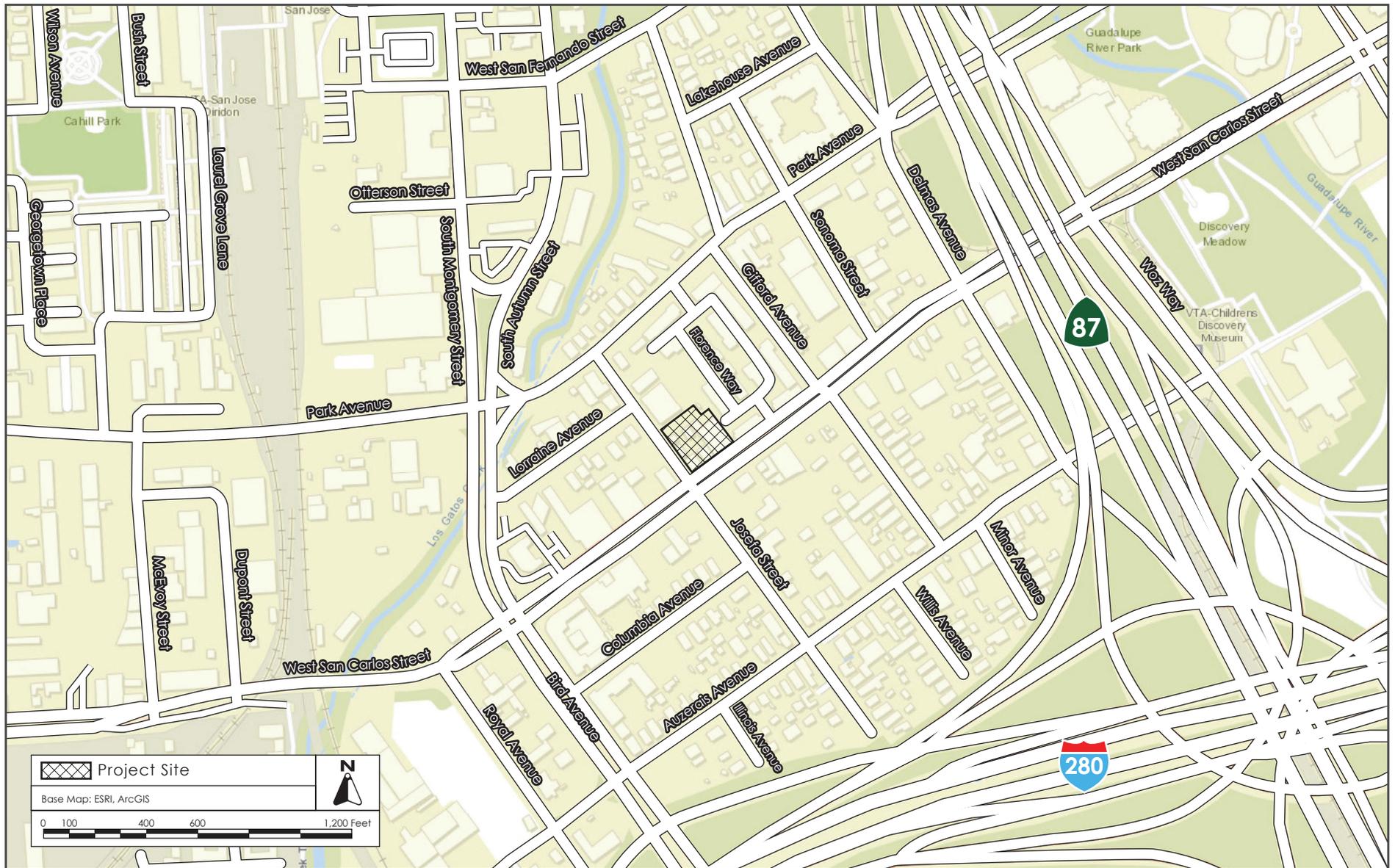
### **Anticipated Project Approvals**

1. Conforming Rezoning
2. Vesting Tentative Map
3. Public Works Permits (e.g., grading, encroachment)
4. Site Plan and Architectural Review
5. Site Development Permit



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2





## **D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT**

The SEIR will identify the significant environmental impacts anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The SEIR will include the following environmental resources as related to the proposed project in either the main body of the report, or the included Initial Study:

### 1) *Aesthetics*

The proposed development would demolish the existing structures on-site and construct an eight-story hotel building. The surrounding structures are two to four stories in height. The SEIR will describe the existing visual setting of the project area and the changes that are anticipated to occur as a result of the proposed project. The SEIR will also discuss possible light and glare issues from the proposed development.

### 2) *Air Quality*

The SEIR will describe the existing air quality conditions in the Bay Area and will evaluate the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.

The SEIR will also evaluate the operational and construction air quality impacts on nearby sensitive receptors in accordance with the current BAAQMD CEQA Guidelines and thresholds. The closest sensitive receptors to the project site are the adjacent multi-family residences to the north and east.

### 3) *Biological Resources*

Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The SEIR will address the loss of trees within, and adjacent to, the construction zone. In addition, the SEIR will identify and discuss the project's biological impacts during construction and operation and the project's consistency with the Santa Clara Valley Habitat Plan.

### 4) *Cultural Resources*

The SEIR will identify the potential for subsurface archaeological resource impacts from project construction. The existing buildings on-site were constructed in the 1920s through the 1980s and some may qualify as historic buildings. A tank house on the project site could be eligible for listing on the City's Historic Resources Inventory as a Candidate City Landmark. The SEIR will address the potential loss of or impact to any identified historic structure(s) on and adjacent to the site.

### 5) *Energy*

Implementation of the proposed project would result in an increased demand for energy use on-site. The SEIR will discuss the increase in energy usage on-site and energy efficiency

measures proposed by the project.

6) *Geology and Soils*

The SEIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing on-site soil conditions.

7) *Greenhouse Gas Emissions*

The SEIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions based on BAAQMD thresholds and consistency with policies for reducing GHG emissions adopted by the City of San José. The project would be subject to the GHG reduction goals of Senate Bill 32 (SB 32), which established a statewide 2030 target for GHG emission. Proposed design measures to reduce energy consumption, transportation, solid waste, and water usage, which in turn would reduce GHG emissions, will be discussed.

8) *Hazards and Hazardous Materials*

The project proposes a hotel use on residential and commercial lands. The SEIR will address existing hazards or hazardous material conditions on and in the vicinity of the site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

9) *Hydrology and Water Quality*

The SEIR will address the project's impact to the storm drainage system. In addition, the SEIR will address possible flooding issues and the projects effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

10) *Land Use*

The project site is located within a developed area of San José. The SEIR will describe the existing land uses adjacent to the site. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

11) *Noise and Vibration*

Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways. The SEIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. According to the City of San José Historic Resources Inventory, historic buildings within 300 feet of the site include 530 West San Carlos Street, located approximately 230 feet from the site, and 575 West San Carlos Street, located approximately 300 feet from the site. The SEIR will evaluate the effects of vibration during project construction on adjacent buildings. Public Services

The SEIR will describe available public services (fire and police protection, schools, and parks) and the potential for the project to require the expansion of existing facilities or construction of new facilities.

12) *Transportation*

The SEIR will examine the existing traffic conditions in the immediate vicinity of the project site and impacts of the project on the transportation system. Evaluation of CEQA transportation impacts of the project will be based upon the Vehicle Miles Traveled (VMT) metric per the City of San José Transportation Analysis Handbook methodology and in conformance with Council Policy 5-1. A Local Transportation Analysis (LTA) will be completed to identify transportation operational issues in the surrounding area that may arise due to project operation. The SEIR will also include an analysis of site access and circulation, and pedestrian and transit facilities.

13) *Tribal Cultural Resources*

The SEIR will discuss the project's potential to impact tribal cultural resources under Assembly Bill 52.

14) *Utilities and Service Systems*

Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The SEIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.

15) *Other Topic Areas*

The SEIR will also address the project's impacts on agricultural resources, population and housing, mineral resources, and wildfire. These discussions will be based, in part, upon information provided by the project applicant, as well as the City's General Plan EIR and other available technical data.

16) *Alternatives*

The SEIR will examine alternatives to the proposed project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed include reduced development alternatives), and/or alternative location(s). 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.

17) *Significant Unavoidable Impacts*

The SEIR will identify any significant impacts that cannot be avoided or reduced to less than significant levels with mitigation if the project is implemented as proposed.

18) *Cumulative Impacts*

The SEIR will include a cumulative impacts section that will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development 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) references and organizations/persons consulted, and 5) SEIR authors.

**From:** [Frost, Erik@DOC](mailto:Frost.Erik@DOC)  
**To:** [Mahamood, Reema](mailto:Mahamood, Reema)  
**Cc:** [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov); [OLRA@DOC](mailto:OLRA@DOC)  
**Subject:** Marriott Townplace Suites - CEQA project SCH 2003042127  
**Date:** Friday, September 18, 2020 12:20:57 PM

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[External Email]

Hello,

The California Geological Survey (CGS) has received a Notice of Preparation (NOP) of a draft Supplemental Environmental Impact Report (SEIR) for the Marriott Townplace Suites Project. Based on the information provided in this NOP, CGS notes the SEIR will address “existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing on-site soil conditions.” However, the hazard of liquefaction is not specifically discussed.

The project area is located in an Earthquake Zone of Required Investigation for liquefaction, and the SEIR should address this potential hazard with respect to the project. Relevant digital maps (PDF and Shapefiles) and reports can be downloaded from the CGS Information Warehouse, here: <http://maps.conservation.ca.gov/cgs/informationwarehouse/>.

Please let us know if you have any questions or concerns.

Erik

**Dr. Erik Frost**

Senior Engineering Geologist | Seismic Hazards Program  
California Geological Survey  
801 K Street, MS 12-31, Sacramento, CA 95814  
(916) 205-8255  
[erik.frost@conservation.ca.gov](mailto:erik.frost@conservation.ca.gov)

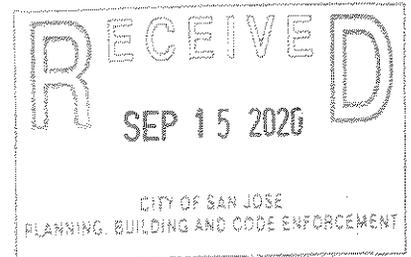
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## NATIVE AMERICAN HERITAGE COMMISSION

September 9, 2020

Reema Mahamood, PBCE  
City of San Jose, Planning, Building and Code Enforcement  
200 East Santa Clara Street, T-3  
San Jose, CA 95113



CHAIRPERSON  
**Laura Miranda**  
Luiseño

**Re: 2003042127, Marriott Townplace Suites Project, Santa Clara County**

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

Dear Ms. Mahamood:

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

PARLIAMENTARIAN  
**Russell Atebery**  
Karuk

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

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**Marshall McKay**  
Wintun

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Julie Tumamait-Stenslie**  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
  
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
  
- 3. Mandatory Topics of Consultation if Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
  
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
  
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
  
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. if part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and *associated grave goods in a location other than a dedicated cemetery.*

If you have any questions or need additional information, please contact me at my email address: [Nancy.Gonzalez-Lopez@nahc.ca.gov](mailto:Nancy.Gonzalez-Lopez@nahc.ca.gov).

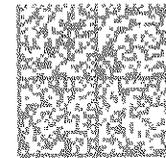
Sincerely,



Nancy Gonzalez-Lopez  
Cultural Resources Analyst

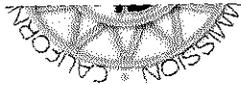
cc: State Clearinghouse

State of California  
Native American Heritage Commission  
1550 Harbor Blvd., Ste. 100  
West Sacramento, CA 95691



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CITY OF SAN JOSE  
PLANNING, BUILDING AND CODE ENFORCEMENT

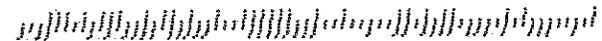


CHAIRPERSON  
**Laura Miranda**  
Luiseño

September 9, 2020

Reema Mahamood, PBCE  
City of San Jose, Planning, Building and Co  
200 East Santa Clara Street, T-3  
San Jose, CA 95113

9511391905 0056



**From:** [Gibson, Kelly](#)  
**To:** [Mahamood, Reema](#)  
**Cc:** [Farr, Jeremy](#)  
**Subject:** Notice of Preparation of a Draft Supplemental EIR for the Marriott Townplace Suites Project  
**Date:** Monday, September 21, 2020 2:33:31 PM

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[External Email]

**To: City of San Jose Planning Office- Attn: Reema Mahamood**  
**Subject: NOP for the Draft SEIR for the Marriot Townplace Suites Project**

The applicant seeks a conforming rezoning from the LI Light Industrial zoning district to the DC Downtown zoning district for the project site and a Site Development Permit to allow the demolition of all structures on the project site and to construct an up to 175-room hotel on the approximately 0.60-gross acre site at the northeast corner of the intersection of Josefa and West San Carlos Streets, San José.

In regard to this proposed project, the Santa Clara County Parks and Recreation Department's review is primarily focused on potential impacts related to the *Santa Clara County Countywide Trails Master Plan Update (CWTMP)* (1995) relative to countywide trail routes, public access, and regional parks. The NOP has been reviewed by Kelly Gibson, Assistant Planner. The proposed project does not impact the CWTMP and therefore the County Parks Department has no comments at this time.

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**From:** Mahamood, Reema <[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)>  
**Sent:** Tuesday, September 8, 2020 11:59 AM  
**To:** Mahamood, Reema <[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)>  
**Subject:** [EXTERNAL] Notice of Preparation of a Draft Supplemental EIR for the Marriott Townplace Suites Project

**NOTICE OF PREPARATION OF A  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR  
THE MARRIOTT TOWNPLACE SUITES PROJECT**

FILE NOS: C19-051 and H19-053  
PROJECT APPLICANT: UC Keystone Owner LLC  
APN: 259-47-013, -014, -015, -016

**Project Description:** The applicant seeks a conforming rezoning from the LI Light Industrial zoning district to the DC Downtown zoning district for the project site; and a Site Development Permit to allow the demolition of all structures on the project site and to construct an up to 175-room hotel on the approximately 0.60-gross acre site..

**Location:** northeast corner at the intersection of Josefa and West San Carlos Streets, San José

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Final Environmental Impact Report 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.

An **online joint community and environmental public scoping meeting** for this project will be held on

Thursday, **September 24, 2020 at 6:00 p.m.**

The live meeting via Zoom will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom app to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge. Members of the public may view and to the meeting and comment on the project by following the instructions listed below.

#### Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/97301648219>. Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click \*9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
2. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
3. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
4. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

#### Telephone Device Instructions

For participants who would like to join via telephone please dial +1-877-853-5257 (toll free) and when prompted, enter meeting ID: 973 0164 8219. You may also click \*9 to indicate you wish to speak.

#### Public Comments Prior to Meeting

If you would like to submit your comments prior to the meeting, please email your comments to [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov). Comments submitted prior to this meeting will be considered as if you were present in the meeting.

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](http://www.sanjoseca.gov/activeeirs), including the EIR Scoping Meeting information. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation, please identify a contact person from your organization, 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, 3<sup>rd</sup> Floor Tower  
San José CA 95113-1905  
Phone: (408) 535-6872, e-mail: [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

**Reema Mahamood**  
Planner III, Environmental Review

City of San José | Planning, Building & Code Enforcement  
200 E. Santa Clara St., T-3  
San José, CA 95113  
d - 408.535.6872  
[reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



October 7, 2020

City of San José  
Department of Planning, Building and Code Enforcement  
200 East Santa Clara Street, 3rd Floor Tower  
San José, CA 95113

Attn: Reema Mahamood  
By Email: [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov)

Subject: City File Nos. C19-051 and H19-053 - Marriott Townplace Suites Project Notice of Preparation

Hi Reema,  
Thank you for allowing VTA to provide comments on the Notice of Preparation (NOP) for the Marriott Townplace Suites Project. VTA understands that this project proposes to build an eight-story hotel with three levels of parking and associated hotel amenities. VTA has the following comments:

Transit Delay Analysis

At this time, the San Carlos Street and Josefa Street intersection is not signalized. VTA understands that this intersection is intended to be signalized as part of this project and other projects in the immediate area. This development and the development across San Carlos Street will be collectively adding 195 multi-family units, retail, parking, a hotel with three floors of parking, and some amenities. Traffic, especially along San Carlos Street, will increase with such development as well as the anticipated development in the surrounding area. VTA requests a robust transit delay analysis be included in the DEIR.

Bicycle and Pedestrian Access/Access to Transit

VTA appreciates that bicycle and pedestrian circulation in the project area will be included in the transportation analysis report. VTA also appreciates the wide sidewalk included as part of the project, shown in Figure 4. In addition to the bus stop across the street from the development, there is also a bus stop approximately 180ft east of the project and approximately 80ft west of the project. VTA recommends that all crosswalks at the San Carlos Street and Josefa Street intersection be upgraded to high-visibility crosswalks to help increase safety for the higher number of pedestrians anticipated for the area. This includes the anticipated new crosswalk on the eastern leg of the intersection that will be built as part of the new traffic signal. Additionally, VTA recommends new directional curb ramps for the new crosswalk to be included on both sides of San Carlos Street.

VTA also appreciates the inclusion of a bicycle parking room on site with wide access doors. VTA recommends the door into the bicycle parking room include ADA-compliant kick plates on both sides so bicyclists can easily enter/exit the room while maneuvering their bikes.

Thank you again for the opportunity to review this project. We would like to request any change of plans for this project as they become available. If you have any questions, please do not hesitate to

City of San José  
October 7, 2020  
Page 2 of 2

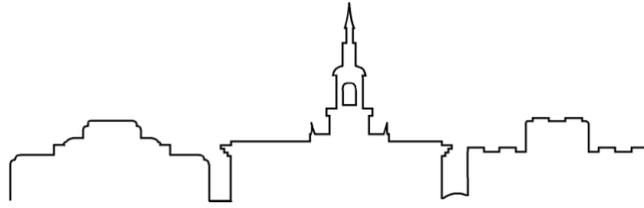
contact me at 408-321-5830.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lola Torney', written in a cursive style.

Lola Torney  
Transportation Planner III

SJ2027



# PRESERVATION ACTION COUNCIL OF SAN JOSE

*Dedicated to Preserving San Jose's Architectural Heritage*

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October 7, 2020

**Transmitted via e-mail: Reema.Mahamood@sanjoseca.gov**

Reema Mahamood  
Environmental Project Manager  
City of San José Department of Planning, Building and Code Enforcement  
200 East Santa Clara Street, 3rd Floor Tower  
San José CA 95113-1905

## **Re: Marriott Townplace Suites Project (C19-051 and H19-053) DSEIR Scoping Comments**

Dear Ms. Mahamood,

The Preservation Action Council of San Jose (PAC\*SJ) appreciates this opportunity to provide DSEIR scoping comments for the Marriott Townplace Suites Project at 495 W. San Carlos Street, which proposes to replace six existing buildings and structures with a new 8-story, 175-room hotel. As identified in the Notice of Preparation, at least one of these structures—a rare surviving tank house—is potentially eligible for inclusion in San Jose's Historic Resources Inventory as a Candidate City Landmark. Used to store water for irrigation in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, these once-abundant, now rare, structures are important reminders of the area's rich agricultural heritage and distinctive vernacular building traditions.

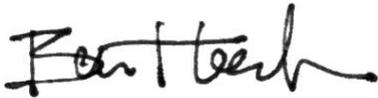
In order to objectively determine the structure's significance and eligibility for local, state, or federal historic designation, the DSEIR should properly include the following analysis:

- A complete development timeline for all existing and former structures on the project site. When was each structure built, and by whom?

- Is the tank house in its original location, or was it relocated to the present site? What historic relationship, if any, does it have with other structures on the project site or in the immediate vicinity?
- A complete inventory of all known tank houses still extant in San Jose. How many comparable resources still survive, and where are they located? What are the unique or typical characteristics of this tank house relative to other local and regional examples?
- What other surviving agricultural resources (barns, farmhouses, landscape elements, etc.), if any, are located in the vicinity of the project area?

PAC\*SJ strongly encourages the exploration of all feasible alternatives to the demolition of the tank house, including both relocation and in-situ preservation alternatives, and we request that the DSEIR include these alternatives in its project analysis.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Leech". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ben Leech  
Executive Director  
Preservation Action Council of San Jose

cc: Dana Peak

Comments on the scoping meeting included:

- historic context of the tankhouses, rarity in the City, relics of our agricultural background
- aesthetics should be pleasing to the surrounding community
- potential vagrancy issues if the site is left unoccupied for any length of time
- background of the hotel operator

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4  
OFFICE OF TRANSIT AND COMMUNITY PLANNING  
P.O. BOX 23660, MS-10D  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5528  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

October 2, 2020

SCH # 2003042127  
GTS # 04-SCL-2020-00780  
GTS ID: 20394  
Co/Rt/Pm: SCL/280/4.23

Reema Mahamood  
City of San Jose  
200 East Santa Clara Street, T-3  
San Jose, CA 95113

**Marriott Townplace Suites Project – Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR)**

Dear Reema Mahamood:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Marriott Townplace Suites Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the September 2020 NOP.

***Project Understanding***

The proposed project is to demolish all buildings on-site and construct an eight-story hotel building with up to 175 guest rooms. The project site is currently developed with six buildings and structures: two single-story commercial buildings, a tank house, and three single-family residence, totaling approximately 26,233 square feet (s.f.). The proposed hotel would have a total building area of approximately 114,577 s.f. and a floor area ratio of 4.55.

This 0.6-gross acre project site is located at the northeast corner at the intersection of Josefa and West San Carlos Street, in close vicinity of State Route (SR)-87 and Interstate (I)-280. It is located within the Downtown Growth Area Boundary, for which an EIR, the *Downtown San Jose Strategy Plan 2040*, has been completed and approved.

### **Travel Impact Analysis**

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' [Transportation Impact Study Guide](#).

If the project meets the screening criteria established in the City's adopted VMT policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the SEIR, which should include the following:

- A VMT analysis pursuant to the City's guidelines. Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential safety issues for all road users should be identified and fully mitigated.
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.
- Clarification of the intensity of events/receptions to be held at the location and how the associated travel demand and VMT will be mitigated.

### **Highway Operations**

Due to the project located within in close vicinity to I-280 and SR-87, a transportation impact analysis should be prepared to identify any potentially adverse impacts on the State Highway facilities. To determine the potential

impact(s), please provide the following information for the proposed development on the local and regional roadway system: vehicular trip generation, trip distribution, and trip assignment estimates. The transportation impact analysis should also include freeway segments, ramp intersections and queuing analysis for the following ramp terminal intersections adjacent to the project site:

- I-280 northbound (NB) and southbound (SB) on- and off-ramps at Bird Avenue
- SR-87 NB on-ramp from Park Avenue
- SR-87 SB off-ramp to Park Avenue
- SR-87 NB off-ramp to Woz Way
- SR-87 SB on-ramp from Auzerais Avenue

Vehicle queues due to the added traffic generated by the proposed project shall be accommodated within the ramps and the freeway traffic shall not be impacted. If the traffic impacts ramp operations, the impact(s) shall be mitigated, or a fair share fee shall be allocated for the mitigation.

### **Lead Agency**

As the Lead Agency, the City of San Jose is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Construction-Related Impacts & Encroachment Permit**

Please be advised that any temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. Potential impacts to the State ROW from project-related temporary access points should be analyzed. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit issued by Caltrans. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to SR-29. For more information, and to apply, visit:

<https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

Reema Mahamood  
October 2, 2020  
Page 4

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at [Yunsheng.Luo@dot.ca.gov](mailto:Yunsheng.Luo@dot.ca.gov). Additionally, for future notifications and requests for review of new projects, please contact [LDIGR-D4@dot.ca.gov](mailto:LDIGR-D4@dot.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Mark Leong  
District Branch Chief  
Local Development - Intergovernmental Review

cc: State Clearinghouse

# County of Santa Clara

Roads and Airports Department  
Planning, Land Development and Survey



101 Skyport Drive  
San Jose, CA 95110-1302  
(408) 573-2460 FAX 441-0276

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**September 29, 2020**

**Reema Mahamood,**

Planner III | Environmental Review | City of San José  
Planning, Building & Code Enforcement  
200 E. Santa Clara St., T-3  
408.535.6872  
San Jose, CA 95113

**SUBJECT: Notice of Preparation of a Draft Supplemental EIR for the Marriott Townplace Suites Project**

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Notice of Preparation of a Draft Supplemental EIR for the Marriott Townplace Suites Project, and is submitting the following comments:

1. The Local Transportation Analysis should include Cumulative Condition Analysis and should include as part of the Downtown Specific Area Plan.
2. Please Include any County facilities if project trips meet Congestion Management Agency's (CMA) thresholds.
3. Please Provide designated off-street drop off/pick up area for rideshare and taxi services.

If you have any questions or concerns about these comments, please contact me at 408-573-2462 or [ben.aghegnehu@rda.sccgov.org](mailto:ben.aghegnehu@rda.sccgov.org)

Thank you.



## Historic Landmarks Commission Meeting

October 07, 2020

### Marriott Townplace Suites Project (Planning File Nos. H19-053 & T20-004)

In accordance with City Council Policy - Preservation of Historic Landmarks, *Requirement 1: Early Public Notification of Proposals to Alter or Demolish a Candidate or Designated Landmark Structure, or to Impact the Integrity of a Historic District*, the project was brought before the Historic Landmarks Commission for early referral because structures on the project site are eligible for City Landmark consideration.

Below is a summary of the comments that were made by members of the public and the Commissioners.

#### Public Comments:

- Suitability and need for a hotel at the project site
- Consider preservation of historic resources on site and relocation of historic resources as alternatives in the environmental document
- Context for the tank house in relation to the rest of the City (is this the last surviving tank house in Downtown or are there other tank houses in the Downtown and the rest of the City)

#### Commission Comments:

- Overall design and materials blends in with the neighborhood
- Hub Cap City is an example of San José's quirky style that is slowly being lost in the City
- Tank house should be saved if possible
- The buildings are a part of the City's Italian American heritage which is slowly being lost in that part of the City
- Mounting a plaque is not enough to compensate for the loss of these historic structures; restitution of some sort should be considered
- Tank houses were important to the economy of the City and the State, the tank house should be repaired and saved
- The project site is in an area that has a mix of historic, non-historic, parking lots and no consistent architecture that would contribute to the context
- Hub Cap City gives character to the neighborhood, removing it takes away from that
- The corner store should not be demolished, but rather relocated
- The current design is generic and could fit in any place in America; the proposed building should make some acknowledgement of the area
- The corner store should remain as is to maintain the integrity of the building and location
- The tank house was built in 1941 when the City was primarily agricultural
- The EIR should be complete and thorough
- The project site is an important location
- The buildings at 479 and 497 need to be given landmark status
- Tank house should be restored and relocated in the Downtown area