

**NOTICE OF AVAILABILITY OF
A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR)
AND PUBLIC COMMENT PERIOD FOR THE
SUZACO MIXED-USE PROJECT
(STATE CLEARINGHOUSE [SCH] NO.: 2021080463)**

The SuZaCo Mixed-Use Project proposes to demolish three existing, two-story buildings on-site, while retaining the historic façades of the City Landmark building (142-150 East Santa Clara Street) at the corner of East Santa Clara and South Fourth Streets. The project would construct a four- to six-story mixed-use, U-shaped building (approximately 75,251 square feet). The building would be six stories at the corner of the South Fourth Street and East Santa Clara Street and four stories at the portion of the building facing East Santa Clara Street. The maximum height to the top of the roof parapet would be 85 feet. The building would consist of ground floor retail/restaurant space and one level of below-grade retail (totaling approximately 11,790 square feet), while the remaining floors would consist of office space (totaling approximately 63,461 square feet). Amenity space with seating areas is proposed on the roof. No on-site parking spaces are proposed; however, off-site parking is proposed at the Fourth Street parking garage at 88 South Fourth Street, approximately 400 feet southeast of the project site. The proposed project site has a general plan land use designation of Downtown and is located within the Downtown Primary Commercial (DC) zoning district. The project site is also within the Downtown Employment Priority Area overlay. In addition, two of the three project parcels are located within the San José Downtown Commercial National Register Historic District.

Location: 142-150 East Santa Clara Street, 130-134 South Fourth Street, and 17-19 South Fourth Street. The site is bounded by East Santa Clara Street to the north, North Fourth Street to the east, a surface parking lot associated with Hotel Clariana and residential uses to the south, and commercial buildings to the west.

APNs: 467-23-034, 467-23-035, and 467-23-037

Council District: 3

File Nos.: H21-026, ER21-085, and HP21-005

The proposed project will have potentially significant environmental effects with regard to air quality, biological resources, cultural resources (historic and archaeological), hazards and hazardous materials, land use and planning, noise and vibration, and tribal cultural resources. The California Environmental Quality Act (CEQA) requires this notice to disclose whether or not the project is proposed on any hazardous waste and substances sites included on the Cortese List developed in compliance with Section 65962.5 of the Government Code. The project location is not contained in the Cortese List of toxic sites.

The Draft SEIR and documents referenced in the Draft SEIR are available for review online at the City of San José's "Active EIRs" website at www.sanjoseca.gov/activeeirs and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara St., 3rd Floor
San José, CA 95113
(408) 535-3555

Dr. MLK Jr. Main Library
150 E. San Fernando St.,
San José, CA 95112
(408) 277-4822

The public review period for this Draft SEIR begins on **Monday, June 27, 2022 and ends on Thursday, August 11, 2022**. Written comments must be received at the Planning Department by **5:00 p.m. on Thursday, August 11, 2022**, in order to be addressed as part of the formal SEIR review process. Comments and questions should be referred to Shannon Hill, Environmental Project Manager in the Department of Planning, Building and Code Enforcement at 408-535-7872, or via e-mail at shannon.hill@sanjoseca.gov or by regular mail at the mailing address listed for the Department of Planning, Building, and Code Enforcement above (send to the attention of Shannon Hill). For the official record, **please reference File Nos. H21-026/ER21-085**.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final SEIR that will include responses to comments received during the review period. At least ten days prior to the public hearing on the SEIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the SEIR during the public review period.

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy

Date:

6/22/22
