ADDENDUM TO THE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2003042127)

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR) because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

**Project Title:** Stockton Avenue Hotel and Condominiums Project

**File Nos. C19-039 and SP19-063:** A Conventional Rezoning from the HI-Heavy Industrial Zoning District to the DC-Downtown Commercial Zoning District, and a Special Use Permit to allow mixed use development consisting of a nine-story, 303-room hotel with 19 residential condominium units on the 9th floor and a portion of the 8th floor, and three levels of below-grade parking on a 0.86-gross acre site. The hotel is a commercial condominium resulting in 20 condominium units for purposes of the Tentative Map.

**Location:** The project site is located at 292 Stockton Avenue, at the southeast corner of Stockton Avenue and West Julian Street.

**Assessor’s Parcel Number:** 259-28-028

The environmental impacts of this project were addressed in the Downtown Strategy 2040 FEIR adopted by City Council Resolution No. 78942 on December 18, 2018.

The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that “a lead agency or responsible agency shall prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred.” Circumstances which would warrant a subsequent EIR include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR due to the occurrence of new significant impacts and/or a substantial increase in the severity of previously identified significant effects.

The following impacts were reviewed and found to be adequately considered by the EIRs cited above:

- Aesthetics
- Biological Resources
- Greenhouse Gas Emissions
- Land Use
- Population and Housing
- Transportation/Traffic
- Growth Inducing Impacts

- Agriculture Resources
- Cultural Resources
- Hazardous Materials
- Mineral Resources
- Public Services
- Utilities & Service Systems
- Cumulative Impacts

- Air Quality
- Geology and Soils
- Hydrology & Water Quality
- Noise
- Recreation
- Energy
- Mandatory Findings of Significance

**ANALYSIS**

On December 18, 2018, the City Council certified the Downtown Strategy 2040 FEIR (Resolution No. 78942) and adopted the Downtown Strategy 2040 which provides a vision for future housing, office, commercial, and hotel development within the Downtown area. The Downtown Strategy 2040 has a development capacity of 14,360 dwelling units, 14.2 million square feet of office uses, 1.4 million square
feet of retail uses, and 3,600 hotel rooms. The Downtown Strategy 2040 FEIR provides project-level clearance for impacts related to vehicle miles traveled (VMT), traffic noise, and operational emissions of criteria pollutants associated with Downtown development. All other environmental impacts were evaluated at a program level.

The Downtown Strategy 2040 FEIR analysis assumed that project-level, site-specific environmental issues for a given parcel proposed for redevelopment would require additional review. The Initial Study in support of the Addendum completed for this project provides that subsequent project-level environmental review.

No new or more significant environmental impacts beyond those identified in the Downtown Strategy 2040 FEIR have been identified, nor have any new mitigation measures or alternatives been identified which are considerably different from those analyzed in the Downtown Strategy 2040 FEIR. The project would not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the EIRs. For these reasons, a supplemental or subsequent EIR is not required and an Addendum to the Downtown Strategy 2040 FEIR has been prepared for the proposed project.

The attached Initial Study provides background on the project description, specific project impacts, and the relationship between previous mitigation measures and the revised project. This Addendum and supporting Initial Study will not be circulated for public review, but will be attached to the Downtown Strategy FEIR pursuant to CEQA Guidelines §15164(c).

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Date: 1/30/2020
Deputy

Environmental Project Manager: Reema Mahamood