

**NOTICE OF AVAILABILITY OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
AND PUBLIC COMMENT PERIOD FOR THE  
ICON-ECHO MIXED-USE PROJECT**

The Icon-Echo Mixed-Use Project is proposed on an approximately 2.1-acre project site [Assessor Parcel Numbers (APNs) 467-20-079, -081, -060 and a portion of -080] currently developed with a gas station, church, surface parking lot, and three commercial buildings in Downtown San José. As proposed, the project would demolish the existing parking lot and buildings on-site (totaling approximately 22,527 square feet) and construct two towers (an office tower and a residential tower) connected via a podium on floors one to four and would include up to ten commercial condominiums. One level of below-grade parking is proposed across the project site. The Northern Tower (residential tower) would be located on the northern portion of the site at St. John Street and North Fourth Street and would have up to 415 residential units. The Northern Tower would be 27-stories tall with a maximum height of 268 feet. The Southern Tower (commercial tower) would be located on the southern portion of the site at East Santa Clara Street and North Fourth Street and would provide up to 525,000 square feet of commercial/office space. The Southern Tower would be 21-stories with a maximum height of 268 feet. 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.

**Location:** Northwest corner of East Santa Clara Street and North Fourth Street in Downtown San José. The project site is bound by East St. John Street to the north, North Fourth Street to the east, East Santa Clara Street to the south and commercial buildings and a senior apartments to the west.

**APNs:** 467-20-079, 467-20-081, 427-20-060 and a portion of 467-20-080

**Council District:** 3

**File Nos.:** SP21-031, ER21-134, T21-033, and HP21-007

The proposed project will have potentially significant environmental effects with regard to air quality, biological resources, cultural resources, 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. While a portion of the project site is listed as a leaking underground storage tank (LUST) cleanup site, the status of the case is “closed” on the Cortese List, which indicates the necessary cleanup of the site has been completed.

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

Department of Planning, Building,  
and Code Enforcement  
200 East Santa Clara St., 3<sup>rd</sup> 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 EIR begins on **Friday, June 17, 2022 and ends on Monday, August 1, 2022**. Written comments must be received at the Planning Department by **5:00 p.m. on Monday, August 1, 2022**, in order to be addressed as part of the formal EIR 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](mailto: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. SP21-031/ER21-134**.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, 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 EIR during the public review period.

Christopher Burton, Director  
Planning, Building and Code Enforcement

  
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Deputy

Date:

6/15/22