

**NOTICE OF AVAILABILITY (NOA) OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND PUBLIC COMMENT
PERIOD FOR THE
19 NORTH SECOND STREET MIXED-USE PROJECT**

Project Description: The project includes a Special Use Permit (File No. SP21-044) and Historic Preservation Permit (File No. HP21-001) to partially demolish the Realty Building, a designated City Landmark, and the proposed construction of a mixed-use building. The project would remove the majority of extant building components except for the front façade, the exterior walls, and a portion of the interior core including the central entry vestibule and corridor on the first floor, the stairs, and the second-floor central lobby. The project then proposes to construct a 146,458-gross square-foot, 22-story building with one below-grade basement level.

Approximately 18,643 square feet of commercial uses would be located on the first and second floors and a total of 220 affordable senior housing units would be located on the third through 22nd floors. The basement would be used for utilities and bicycle storage for the residents and would include a backup generator for use in the event of a power outage. A rooftop deck is also proposed to be used as residential common open space. The total building height would be approximately 239 feet (to top of elevator shaft). The Special Use Permit would consider the creation of commercial condominiums for the commercial space.

Location: The project site is located at 19 North Second Street, on an approximately 9,375-square foot (0.22-acre) parcel in downtown San José (Assessor's Parcel Number: 467-21-028).

Council District: 3

File Nos.: SP21-044, HP21-001, ER20-249

The proposed project will have potentially significant environmental effects on Air Quality, Cultural Resources, Hazardous Materials, Land Use, and Noise and Vibration, Tribal Cultural Resources. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The site is not listed on the Cortese List.

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.

A hard copy of the of EIR is available for viewing at the Dr. Martin Luther King Jr. Library located at 150 E. San Fernando Street, San Jose, CA 95112 or by appointment at the San José City Hall Permit Center located at 200 E Santa Clara St, San Jose, CA 95113. Should you wish to review a hard copy, please contact by email Maira.Blanco@sanjoseca.gov.

The public review period for this Public Review Draft EIR begins on **Monday, August 29, 2022 and ends on Thursday, October 13, 2022**. Written comments must be received at the Planning Department by **5:00 p.m. on October 13, 2022** to be addressed as part of the formal EIR review process. Comments and

questions should be referred to Maira Blanco in the Department of Planning, Building and Code Enforcement via e-mail: Maira.Blanco@sanjoseca.gov, or by regular mail to:


Department of Planning, Building, and Code Enforcement
Attn: Maira Blanco
200 East Santa Clara Street, 3rd Floor
San José, CA 95113

For the official record, please your written comment letter and reference **File Nos. SP21-044, ER20-249.**

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

Date



Deputy

8/24/22