

File Numbers: C19-031 &
SP20-16

- County Clerk-Recorder
County of Santa Clara
70 W. Hedding St., San José, CA, 95110
- Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION
FOR A MITIGATED NEGATIVE DECLARATION
(1212 -1224 SOUTH WINCHESTER BOULEVARD HOTEL PROJECT)**

Lead Agency: City of San José, Department of Planning, Building, and Code Enforcement

Project Applicant: Henry Cord, Cord Associates, 401 Fieldcrest Drive, San Jose, California, 95123
USA, cord100@aol.com, (408) 283-7292

Project Title: 1212-1224 South Winchester Boulevard Hotel Project

Project Description: Conforming rezoning from R-1-8 Single-Family Residence Zoning District to CP Commercial Pedestrian Zoning District and a Special Use Permit to allow the demolition of two commercial structures and associated sheds and parking areas, and the construction of a six-story hotel building with 119 guestrooms, a one-level underground parking garage, and the removal of nine trees, six of which are ordinance size trees on a 0.69-gross acre site.

Location: 1212-1224 South Winchester Boulevard, east side of Winchester Boulevard, approximately 450 feet northerly of Payne Avenue

Assessor's Parcel Nos.: 279-17-020 and -021

Council District: 1

The City has performed environmental review on this project. Environmental review examines the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. Based on the review, the City has prepared a draft Mitigated Negative Declaration for this project. A Mitigated Negative Declaration is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

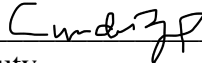
This is to advise that the City Council of the City of San José approved the above-described Conforming Rezoning but did not make a decision on the Special Use Permit for the project on **January 11, 2022** and made the following determinations regarding such project:

1. An Initial Study and Mitigated Negative Declaration referenced above was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The City Council has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The Initial Study and Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. This project will not have a significant impact on the environment.
5. Mitigation measures were made a condition of approval of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for this project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Initial Study, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date: 1/12/2022



Deputy

Environmental Project Manager: Maira Blanco