

PUBLIC NOTICE
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSE, CALIFORNIA

Project Name: 425 S. Winchester Boulevard Project
File Nos.: GPT23-001, GP23-007, SP23-005, C23-099

Description: The applicant proposes General Plan Amendment, General Plan Text Amendment, Conforming Rezoning and a Special Use Permit to construct a seven-story hotel building with 176 rooms with a maximum height of 85 feet. The proposed Project would include approximately 60,130 square feet of guest room space; the ground level would contain approximately 5,000 square feet of amenities including dining space; and the second floor would contain approximately 4,270 square feet of pool deck and fitness space. On-site parking would include a total of 45 parking spaces on site, and the remainder of required parking would be provided off site via valet. The Project would include changes to the land use designation and zoning for the adjacent parcel, located at 390 Spar Avenue, and both 425 S. Winchester Boulevard and 390 Spar Avenue parcels are part of the “Project” for the purposes of CEQA.

Location: The approximately 0.55-gross acre Project site is located at 425 South Winchester Boulevard in the City of San José. The Project site is on the northwest corner of South Winchester Boulevard and Olin Avenue. The project also includes changes to the land use designation and zoning for the adjacent parcel, located at 390 Spar Avenue.

Assessor’s Parcel Nos.: 303-39-044, 303-39-001

Council District: 1

Applicant Contact Information: Olin Avenue, LLC (Attn: Mark Tersini), 21710 Stevens Creek Boulevard, Suite 200, San José, CA, 95014, Mtersini@kturban.com

The City has performed an environmental review of the project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. Based on the review, the City has prepared a Draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project will not have a significant effect on the environment because the project will include mitigation measures that will reduce identified project impacts to a less than significant level. The project site is not present on any list pursuant to Section 65962.5 of the California Government Code.

The public is welcome to review and comment on the Draft MND. The public comment period for this Draft MND begins on **October 11th, 2023 and ends on October 31st, 2023.**

Please contact Cort Hitchens at (408) 794-7386, or by email at Cort.Hitchens@sanjoseca.gov to submit questions, comments, or concerns about this project. Mailed comment letters can also be sent to the attention of Cort Hitchens at 200 E. Santa Clara St. – 3rd Floor, San José, CA 95113.

The Draft MND, Initial Study, and reference documents are available online at:
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents>.

The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street, and are also available for review at:

- the West Valley Branch Library, located 1243 San Tomas Aquino Rd., San José, CA 95117; and
- the Dr. Martin Luther King, Jr. Library, located at 150 E. San Fernando Street, San José, CA 95112.

Christopher Burton, Director
Planning, Building and Code Enforcement

10/4/23



Date

Deputy

Circulation period: October 11, 2023 to October 31, 2023