

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

Project Name: 1334 and 1348 Miller Avenue Residential Project

File No.: PDC21-032, PD21-017, PT21-039, & ER21-148

Description: The project is application for a Planned Development Zoning to allow a proposed change in zoning from the R-1-8 Single Family Residential Zoning District to the R-1-8(PD) Planned Development Zoning District and approval of a tentative map to allow subdivision of two existing lots at 1334 and 1348 Miller Avenue into eight residential lots and one common access lot. The project would also include a Planned Development Permit to allow the demolition of two existing single-family residences and accessory structures and the construction of five new single-family residences with attached accessory dwelling units (ADUs), two attached single-family residences, and two deed-restricted affordable housing stacked flat condominiums, for a total of nine residential units and five ADUs.

Location: The project site is located at 1334 and 1348 Miller Avenue, in the City of San José.

Assessor's Parcel No.: 377-25-053 and 377-25-055

Council District: 1

Applicant Contact Information: Hestia Real Estate, LLC (Attn: Melanie Griswold), 97 Boston Avenue, San José, CA 95126; (415) 265-1086

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 compiled 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 **Friday, October 27, 2023 and ends on Thursday, November 16, 2023 at 5:00 p.m.** The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations

The documents are also available for review at the following locations:

- City of San Jose City Hall; Department of Planning, Building and Code Enforcement; 200 East Santa Clara Street Tower-3, San Jose, CA 95113
- Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando Street, San Jose, CA 95113
- Calabazas Branch Library, 1230 South Blaney Avenue, San Jose, CA 95129

Please send comments to Nhu Nguyen, Environmental Project Manager, at nhu.nguyen@sanjoseca.gov or mailed to Department of Planning, Building and Code Enforcement, 200 E. Santa Clara Street, Tower 3, San Jose, CA 95113.

Please contact Nhu Nguyen at (408) 535-6894, or by e-mail at nhu.nguyen@sanjoseca.gov for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

10/24/23

Date



Deputy

Circulation period: October 27, 2023 to November 16, 2023 at 5:00 p.m.