

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

**Project Name:** 1271 & 1279 East Julian Street Multi-Family Residential Project

**File No.:** H22-034, T22-033, ER22-208

**Description:** The project consists of a site development Site Development Permit (File No. H22-034) to allow the demolition of two the existing single-family residences and an accessory structure and construction of a seven-story building featuring 140 apartment units in a mix of one, two, and three bedroom configurations. The proposed project would include enclosed parking on the first and second floor levels. The proposed project also includes office space, common space courtyards, a community gathering facility, and rentable storage space. The proposed project includes a Tentative Map (File No. T22-033) approval to merge the two existing lots into a single lot.

**Location:** The project is located on two parcels with a gross acreage of 0.97-acres located at 1271 and 1279 East Julian Street.

**Assessor's Parcel No.:** 249-66-009 and 249-66-010

**Council District:** 3

**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 **Wednesday, November 22, 2023 and ends on Tuesday, December 12, 2023 at 5:00 p.m.** The Draft MND, Initial Study, and reference documents are available online at: [www.sanjoseca.gov/negativedeclarations](http://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
- East San Jose Carnegie Library, 1102 E Santa Clara St, San Jose, CA 95116

Please send comments to Nhu Nguyen, Environmental Project Manager, at [nhu.nguyen@sanjoseca.gov](mailto: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](mailto:nhu.nguyen@sanjoseca.gov) for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director  
Planning, Building and Code Enforcement

11/20/23



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Date

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Deputy

**Circulation period: November 22, 2023 to December 12, 2023 at 5:00 p.m.**