

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

Project Name: 1921 and 1927 West San Carlos Street Project
File Nos.: Burbank 45, C21-034, GP23-001/H23-005/T23-003/ER23-026

Project Description:

Annexation

The Project would require annexation of the Project site and the immediately adjacent section of Cleveland Avenue to the City of San José.

General Plan Amendment and Pre-Zoning

While the Project site is located within unincorporated Santa Clara County, it is located within the City's sphere of influence. As such, the General Plan designates the Project site as part of the West San Carlos Urban Village Plan area. The existing General Plan Land Use designation for the Project site is Mixed Use Commercial (MUC). The Project would require a General Plan Amendment (GPA) to change the land use designation from MUC to Urban Village (UV). The Project would use the State's density bonuses, incentives, and waivers to be consistent with the UV zoning district and UV land use designation requirements for the specified affordable housing units as part of the design for the Project.

Tentative Map

The Project includes a Tentative Map to combine the five contiguous parcels on the project site to one parcel. Approval of the tentative map is required for the development proposed by the Project to occur.

Site Development

The applicant proposes to demolish approximately 1,500 square feet (sf) of existing buildings to construct a new seven-story, 108,935 gross square-foot, 94 unit, mixed-income housing development with accompanying retail space. The Project would include 100% affordable housing, with support services, designed for families and individuals with incomes between 30%-60% of the area median income.

The maximum height of the building would be 83 feet and 10 inches. The Project would include development of approximately 65,138 square feet of residential floor area and 1,946 square feet of floor area for retail. Vehicular access to the residential portion of the Project would be provided by two driveways on Cleveland Avenue.

Location: 1921 – 1927 West San Carlos Street and 30 – 58 Cleveland Avenue in unincorporated Santa Clara County

Assessor's Parcel Nos.: 274-17-018, 274-17-019, 274-17-020, 274-17-021, and 274-17-022

Council District: 6

Applicant Contact Information: PATH Ventures, Attention: Elmer Ochoa , 340 Madison Avenue, North Los Angeles, CA 90004

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 less than significant levels. 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 28th, 2024 and **ends on November 18th, 2024.**

The Draft ND, 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; 3rd floor, and at the Dr. Martin Luther King, Jr. Main Library, located at 150 East San Fernando Street.

Christopher Burton, Director
Planning, Building and Code Enforcement



10/22/24

Date

Deputy

Circulation period: October 28th, 2024 to November 18th, 2024