

Department of Planning, Building and Code Enforcement

HARRY FREITAS, DIRECTOR

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

File Nos. and Project Name: GPT15-007 & PDC15-067, Empire Lumber Mixed Use Project

Project Description:

GPT15-007: General Plan Text Amendment to amend the Roosevelt Park Urban Village Plan to reduce the minimum commercial FAR from 0.50 to 0.25 and increase maximum height across the entire site to 85 feet on a 2.77 gross acre site. In addition, the text amendment is proposed to allow a maximum building height of 85 feet across the entire project site.

PDC15-067: The Planned Development Rezoning from CG Commercial General Zoning District and LI Light Industrial Zoning District to CG(PD) Commercial General Planned Development Zoning District for a 7-story mixed-use development with up to 60,000 square feet of commercial space and up to 405 residential units on a 2.77 gross acre site. The proposed project would have one level of below-grade parking and two levels of above-grade parking. The parking garage would have approximately 490 parking spaces to be shared between residents, commercial customers, and employees. A pool deck, podium garden, and club/fitness area (approximately 2,442 square feet) are proposed on top of the parking structure on the third floor. The open space area would be wrapped by residential units.

Project Location: The 2.77-acre project site is comprised of seven parcels located at 1260 East Santa Clara Street, between South 26th Street and South 28th Street, in the City of San José.

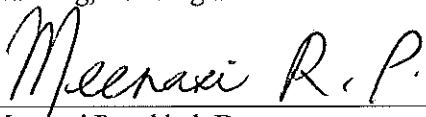
Assessors Parcel No.: 467-33-001, -002, -003, -004, -006, -007, and -008 **Council District:** 3

The City has performed environmental review on the 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 (MND) for this project. An MND 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.

The public is welcome to review and comment on the draft Mitigated Negative Declaration. The public comment period for this draft Mitigated Negative Declaration begins on **September 28, 2016 and ends on October 19, 2016.**

The draft Mitigated Negative Declaration, initial study, and reference documents are available online at: <http://www.sanjoseca.gov/index.aspx?nid=2165> . 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 Jose Department of Planning, Building & Code Enforcement, located at City Hall, 200 East Santa Clara Street; and at the Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street. For additional information, please contact Thai-Chau Le at (408) 535-5658, or by e-mail at Thai-Chau.Le@sanjoseca.gov .

Harry Freitas, Director
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Meenaxi Panakkal, Deputy
Supervising Environmental Planner

Date: 9/28/2016

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