



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

Project Name: 2880 Alum Rock Mixed-Use Project

File No.: CP20-025

Description: Conditional Use Permit to demolish an existing vacant 8,200-square foot commercial building and associated surface parking for the construction of a six-story, mixed-use building, and a six-story podium-style residential building. The project will include 164 residential units (100 percent affordable), consisting of 92 studio units, 58 one-bedroom units, and 14 two-bedroom units, as well as a leasing office, mail room, and other residential amenities. The project will also have approximately 7,500 square feet of commercial space on the first and second floors of the proposed mixed-use building. A total of 102 parking stalls would be provided for the residential and commercial uses with 42 stalls available in enclosed parking garages below the proposed buildings and 60 stalls available in an open parking lot surrounding the proposed buildings. The project will remove five non-native trees, and plant 15 new trees.

Location: The 1.32-acre project site is located at 2880 Alum Rock Avenue, near the intersection of Alum Rock Avenue and Cedar Lane, in the City of San José.

Assessor's Parcel No.: 484-20-040

Council District: 5

Applicant Contact Information: Pacific West Communities, Inc. (Atten: Darren Berberian); 430 East State Street, Suite 100, Eagle, Idaho, 83616; (949) 599-6069; darrenb@tpchousing.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 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 **Friday August 13, 2021 and ends on Thursday September 2, 2021**. The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations

As the City transitions to full services after the COVID-19 and Shelter-in -Place policies, hard copies are currently not available at the typical locations such as the City of San José Department of Planning, Building and 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 during normal business hours. Therefore, if requested, a hard copy will be mailed to you. Please allow time for printing and delivery. Please contact Bethelhem Telahun at (408) 535-5624, or by e-mail at bethelhem.telahun@sanjoseca.gov for hard copy request and any additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

8/10/2021

Date

Deputy

Circulation period: August 13, 2021 to September 2, 2021