



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

Project Name: 70-80 North 27th Street Residential Project

City File Nos.: SP22-004 and ER22-038

Description: The proposed project is an application for a Special Use Permit (SUP) to demolish a partially occupied 21,454 square feet two -story retail commercial building and construct a new residential building consisting of five floors of residential units (198 in total) over common open space and vehicle parking for a total building height of 87 feet (including architectural features , such as parapets, turrets, and spires).

Location: 70-80 North 27th Street, in the City of San José.

Assessor's Parcel No.: 467-09-076

Council District: 3

Applicant Contact Information: HC Investment Associates LP, 63 Crescent Drive, Palo alto, CA, 94301.
vickymings@gmail.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 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, April 7, 2023 and ends on Thursday, April 27, 2023**. The Draft MND, Initial Study, and reference documents are available online at: www.sanjoseca.gov/negativedeclarations.

The documents are also available for review with an appointment during normal business hours at the City of San Jose Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street, 3rd Floor (Tower); or during normal business hours at Dr. Martin Luther King, Jr. Main Library located at 150 E. San Fernando Street, and the East San José Carnegie Branch Library located at 1102 East Santa Clara Street. Please contact Tina Garg at (408) 535-7895, or by e-mail at tina.garg@sanjoseca.gov for an appointment request or additional questions, comments, or concerns

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

April 4, 2023

Date

Deputy