



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

**Project Name:** 1975 Cambrianna Drive Residential Development

**File Nos.:** PDC21-011, PD21-012, PT21-034 and ER21-135

**Description:** The project would rezone the site to Planned Development (PD) and redevelop the site with 21 single-family homes, which would include four affordable units. Fourteen out of the 21 homes would also include an accessory dwelling unit (ADU). The single-family homes would be two-stories, approximately 26-28 feet in height, and would be between 1,600 square feet (sf) and 3,500 sf in size. All but four of the single-family homes would be detached. The remaining four would be attached in pairs. Four of the 14 ADUs would be attached to the single-family homes, and nine would be located above detached garages in the rear yards. The project would have a net density of 8.64 dwelling units per acre. A State Density Bonus is proposed to secure the additional units, which would allow a 33.5% density increase, or a total of eight additional dwelling units if the project builds four low-income units on-site. The project requests two Density Bonus incentives. The first incentive pertains to San José Municipal Code Section 19.36.020, which requires the continuation of street that can be continued, whereas Browning Street is proposed to be a cul-de-sac. The second incentive pertains to Municipal Code Section 19.36.180, which requires minimum 5,000 sf lot sizes, whereas the project would have lot sizes less than 5,000 sf.

**Location:** The 2.85-acre project site is located at 1975 Cambrianna Drive in the City of San José. The project site is located within the eastern portion of a larger, approximately 10-acre parcel that is partially developed with an elementary school facility.

**Assessor's Parcel No.:** 414-21-062.

**Council District:** 9

**Applicant Contact Information:** Robson Homes (Attn: Mary Gourlay), 2815 The Alameda, Suite 150, San José, CA 95126, (408) 423-7133.

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 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, May 27, 2022 and ends on Wednesday, June 15, 2022**. Written comments must be received at the Planning Department by 5:00 p.m. on Wednesday, June 15, 2022 to be addressed as part of the formal MND review process. Written comments and questions should be referred to Cort Hitchens in the Department of Planning, Building and Code Enforcement via e-mail: [Cort.Hitchens@sanjoseca.gov](mailto:Cort.Hitchens@sanjoseca.gov), or by regular mail at the mailing address listed for the Department of Planning, Building and Code Enforcement, below (send to the attention of Cort Hitchens).

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 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, 3<sup>rd</sup> Floor Tower; at the Dr. Martin Luther King Jr. Main Library, located at 150 E. San Fernando Street; and at the Cambrian Branch Library, located at 1780 Hillsdale Avenue.

CHRISTOPHER BURTON, Director  
Planning, Building and Code Enforcement

5/26/22

Date



Deputy

Cort Hitchens  
Environmental Project Manager

**Circulation period: Friday, May 27, 2022 to Wednesday, June 15, 2022**