

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

Project Name: 1170 Roberts Avenue Residential Development Project

File Nos.: PDC24-039, PD24-004, ER24-088

Description: The project consists of a rezoning of the project site parcel, and the construction of a new residential development at 1170 Roberts Avenue. Proposed development at the project site would include demolition and removal of an approximately 1,300-square-foot home on the project site that was previously burned in a fire, and construction of eight new single-family residences with private garages and on-site driveway parking spaces. The project site would include a new private residential street that would be accessible via Roberts Avenue on an approximately 1.09-acre project site.

Location: The project is located on an approximately 1.09-acre site located at 1170 Roberts Avenue in San José.

Assessor's Parcel Number (APN): 477-11-003

Council District: 7

Applicant Contact Information: Pan-Cal Corporation, 4125 Blackford Avenue #200, San José, CA 95117; David S. Chui, dschui@pancal.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 California Environmental Quality Act (CEQA) requires the Notice of Intent to disclose whether the site on which a proposed project is located is included on any of the lists enumerated under Section 65962.5 of the Government Code, regarding hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal sites. Neither of the project parcels are listed on any sites pursuant to Section 65962.5 of the Government Code.

The public is welcome to review and comment on the Draft MND. The public comment period for this Draft MND begins on **July 8, 2025 and ends on July 28, 2025 at 5:00 p.m.** The Draft MND, Initial Study, and reference documents are available online at: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/negative-declaration-initial-studies/1170-roberts-avenue-residential-development-project>. Please send all comments to the Environmental Project Manager, Cort Hitchens using the contact information below:

Mail: Cort Hitchens, Environmental Project Manager
200 E. Santa Clara St. – 3rd Floor
San José, CA 95113

E-mail: Cort.Hitchens@sanjoseca.gov

The documents are also available for review with an appointment during normal business hours at the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street; or during normal business hours at the following San Jose Public Libraries:

- Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street;
- Tully Community Branch Library located at 880 Tully Road.

Please contact Cort Hitchens at (408) 794-7386, or by e-mail at Cort.Hitchens@sanjoseca.gov for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement



Deputy

6/30/25

Date

Circulation period: July 8, 2025, to July 28, 2025 at 5:00 p.m.