CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

File Nos.: PDC24-040, PD24-005, T24-012, & ER24-092

☒ County Clerk-Recorder
County of Santa Clara
110 W. Tasman Drive, First Floor, San José, CA, 95134

☒ Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

NOTICE OF DETERMINATION
FOR THE 1190 ROBERTS AVENUE RESIDENTIAL PROJECT
(SCH # 2025070235)

Lead Agency: City of San José

Project Applicant: Pan Cal Corporation (David Chui); 4125 Blackford Avenue #200, San José, CA 95117; (408) 990-0794

Project Title: 1190 Roberts Avenue Residential Project

Project Description: The project consists of a rezoning of the project site parcel, and the construction of a new residential development at 1190 Roberts Avenue. Proposed development at the project site would include 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 1190 Roberts Avenue in San José.

Assessor's Parcel Nos.: 477-11-001

Council District: 7

The City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for this project in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The IS/MND evaluated the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. The evaluation determined that the project would not have a significant and unavoidable impact with the implementation of mitigation measures. Significant impacts were identified for Air Quality, Biological Resources, Cultural Resources, Noise, and Tribal Cultural Resources, all of which could be mitigated to less than significant levels of impact.

This is to advise that the City Council of the City of San José approved the above-described project on **November 18, 2025,** and made the following determinations regarding such project:

1. An Initial Study/Mitigated Negative Declaration was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The City Council has independently reviewed and analyzed Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. This project will not have any new significant impacts on the environment.
5. Mitigation Measures were made a condition of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for the project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program (MMRP), and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date: November 18, 2025

Tina Garg
Deputy

Environmental Project Manager: Cort Hitchens