

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

**Project Name:** 2334 Lundy Place Project

**File No.:** H24-057 and ER24-245

**Description:** The Project proposes to demolish an existing, vacant 130,752-square-foot office/research and development building and construct a new 132,419-square-foot industrial building, including approximately 122,419 square feet of industrial space and 10,000 square feet of ancillary office space. The project site is approximately 6.49 acres, located at 2334 Lundy Place in San José, within a Transit Employment Center (TEC) General Plan designation and Light Industrial (LI) zoning district. The new building would be up to 41 feet tall and feature 16 truck loading docks, an at-grade drive-in door, and an 8-foot sound wall along the loading area to reduce noise. Site improvements include new landscaping (with removal of 152 existing trees and planting of 218 new trees), upgraded sidewalks, protected bike lanes, and parking for automobiles, trailers, motorcycles, and bicycles, as well as electric vehicle charging infrastructure. The project is designed for 24/7 operation, with up to 113 employees, and is intended for advanced manufacturing, warehouse/distribution, or logistics uses, but will not include cold storage. Utilities, stormwater management, and sustainability features (such as a solar-ready roof and bioretention areas) are incorporated, and all construction and operations will comply with City and State environmental standards.

**Location:** 2334 Lundy Pl, San Jose, CA 95131

**Assessor's Parcel No.:** 244-01-023

**Council District:** 4

**Applicant Contact Information:**

Jennifer Freedman  
2334 Lundy Place LLC.  
19700 South Vermont Avenue, Suite 101  
Torrance, CA 90502  
[jfreedman@omnprop.com](mailto:jfreedman@omnprop.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 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 **Thursday, September 11<sup>th</sup>, 2025 and ends on Wednesday, October 1<sup>st</sup>, 2025 at 5:00 p.m.**  
**Please submit comments in writing via mail or e-mail to:**

City of San Jose Department of Planning, Building, and Code Enforcement  
Attn: Charlotte Yuen, Environmental Project Manager  
200 E. Santa Clara St., 3<sup>rd</sup> Floor Tower  
San Jose, CA 95113-1905  
E-mail: [charlotte.yuen@sanjoseca.gov](mailto:charlotte.yuen@sanjoseca.gov)

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-review/environmental-review-documents>. The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at:

1. City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street;
2. Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street; and
3. Berryessa Branch Library, located at 3355 Noble Ave, San Jose, CA 95132

Christopher Burton, Director  
Planning, Building and Code Enforcement

September 11<sup>th</sup>, 2025



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Date

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Deputy

Circulation period: **September 11<sup>th</sup>, 2025 to October 1<sup>st</sup>, 2025**