CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

File Nos.: HR24-035, ER24-174

☒ 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 1207 NORTH CAPITOL AVENUE RESIDENTIAL PROJECT (SCH # 2025090597)

Lead Agency: City of San José

Project Applicant: The Danco Group of Companies (Attention: McKenzie Dibble); 5251 Ericson Way, Ste. A, Arcata, CA 95521, mdibble@danco-group.com

Project Title: 1207 North Capitol Avenue Residential Project

Project Description: As proposed, the project would include demolition of the existing 3,680 square foot single-family residence to construct a five-story, 128-unit affordable housing development. All units would be located within a single U-shaped building with a courtyard and maximum building height of 53 feet and two inches. All units would be low-income units, with the exception of one manager's unit at market rate. The building would include two lobbies, a fitness room, yoga studio, game room, community kitchen, offices, bike storage, and package room on the ground floor. The courtyard would consist of outdoor common open space and surface parking. Solar panels would be installed on the roof of the building. Access to the project site would be provided via a new 24-foot wide, two-way, right-in, right-out driveway along North Capitol Avenue. The driveway would lead to a surface parking lot located in the courtyard of the proposed building. The parking lot would contain 52 parking spaces.

Location: The project site is located at 1207 North Capitol Avenue in the City of San José. The approximately 1.5-acre parcel is located within the North Capitol Avenue/Berryessa Road Urban Village growth area.

Assessor's Parcel Nos.: 245-05-015

Council District: 4

The City prepared an Initial Study/Mitigated Negative Declaration for this project in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Initial Study/Mitigated Negative Declaration 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, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, all of which could be mitigated to less than significant levels of impact.

This is to advise that the Director of Planning, Building and Code Enforcement of the City of San José approved the above-described project on **December 10, 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 Director of Planning, Building and Code Enforcement has independently reviewed and analyzed the 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, 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

December 15, 2025

Tina Gray

Date

Deputy

Charlotte Yuen
Environmental Project Manager