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

Project Name: 761 Fleming Avenue Subdivision Project **File No.:** T24-029 & ER24-211

Description: The proposed project would include the prezoning of the currently unincorporated approximately 2.08 acre property at 761 Fleming Avenue to the R-1-8 zoning district and the annexation of the parcel into the City of San José to facilitate subdivision of the site into nine separate residential lots. One single-family home would be constructed on each subdivided lot except for lot 4, which already includes an existing residence to be retained, for a total of nine houses on the project site. The new lots would range from approximately 6,015 square feet to 22,571 square feet. No accessory dwelling units (ADUs) are currently proposed but would be allowed in the future at the discretion of each property owner subject to applicable regulations. The project would include the extension of Townsquare Drive as a public street that terminates in a cul-de-sac to provide access to the proposed lots 5 through 9. The existing, unnamed private street that connects to Fleming Avenue would extend as a continuation of Townsquare Drive to the proposed cul-de-sac and provide access to lots 1-4, with the private street connecting to Fleming Avenue, and continuing to provide access to Fleming Avenue for the several adjacent existing residences that currently rely on the existing driveway for street access.

Location: 761 Fleming Avenue, San José, CA 95127

Assessor's Parcel No.: 601-29-009

Council District: 5

Applicant Contact Information:
Ryan Do and Van-Thi Huynh
VIAM Fleming Partners LLC
2189 Monterey Road
San José, California 95125
ryan.do@viamcapital.com and vanthi.huynh@viamcapital.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 October 19th, 2026 and ends on November 18th at 5:00 p.m. **Please submit comments in writing via mail or e-mail by 5:00 p.m. on November 18, 2026 to:**

City of San Jose Department of Planning, Building, and Code Enforcement
Attn: Charlotte Yuen, Environmental Project Manager
200 E. Santa Clara St., 3rd Floor Tower
San Jose, CA 95113-1905

E-mail: 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. Dr. Roberto Cruz Alum Rock Branch Library

Christopher Burton, Director
Planning, Building and Code Enforcement

October 13, 2026

Cort Hitchens

Date

Deputy

Signature of Cort Hitchens included above

Circulation period: October 19th, 2026 – November 18th, 2026