



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

**Project Name:** 905 N. Capitol Avenue Residential Development

**File Nos.:** H21-015 and ER21-061

**Description:** The project includes a proposed residential development on two non-contiguous parcels that make up the project site. The project proposes the removal of 56 trees and the demolition of an existing single-family residence located on the northern 2.12-acre parcel. The project would construct 345 multi-family residential units and 3,000 square feet of office space in a seven-story, mixed-use building with underground parking on the 2.12-acre northern parcel, and the project would construct and subdivide the 1.35-acre southern parcel with 32 for-sale townhomes with two-car garages. The project would involve various site improvements including landscaping, two paved alleys, sidewalk and curb replacement, stormwater treatment areas, and access driveways.

**Location:** The project is located on approximately 3.5-gross acres over two non-contiguous parcels located at 905 N. Capitol Avenue in the City of San José.

**Assessor's Parcel Nos.:** 254-29-028 and 254-29-026.

**Council District:** 4

**Applicant Contact Information:** Hanover R.S. Limited Partnership (Attn: Scott Youdall), 156 Diablo Road, Suite 220, Danville, CA 94526, (925) 490-2990.

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 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 **Tuesday April 26, 2022 and ends on Monday, May 16, 2022**. The Draft MND, Initial Study, and reference documents are available online at: [www.sanjoseca.gov/negativedeclarations](http://www.sanjoseca.gov/negativedeclarations)

The Draft MND, Initial Study, and reference documents are available online at: [www.sanjoseca.gov/negativedeclarations](http://www.sanjoseca.gov/negativedeclarations). The documents are also available for review from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street and at the Berryessa Branch Library, located at 3355 Noble Avenue.

CHRISTOPHER BURTON, Director  
Planning, Building and Code Enforcement

4/22/2022  
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Date

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Deputy

**Circulation period: April 26, 2022 to Monday, May 16, 2022**