

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

Project Name: 1207 North Capitol Avenue Residential Project

File No.: H24-035 and ER24-174

Description: 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 an interior courtyard and maximum building height of 53 feet. All units would be low-income units, apart from one manager's unit at market rate. The building would include two lobbies, a fitness room, game room, community kitchen, workspace, bike storage, and package room on the ground floor. Solar panels would be installed on the roof of the building. Access to the project site would be provided via a new 26-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 54 parking spaces. Of the 54 parking spaces, eight would include electric vehicle (EV) charging stations and 11 would be EV capable. The project would include 32 long-term bicycle storage spaces in a secure storage room on the ground floor.

Location: 1207 N Capitol Ave, San Jose, CA 95132

Assessor's Parcel No.: 245-05-015

Council District: 4

Applicant Contact Information:

McKenzie Dibble
The Danco Group of Companies
5251 Ericson Way, Ste. A
Arcata, CA 95521
mdibble@danco-group.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 16th, 2025 and ends on Wednesday, October 6th, 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., 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. Berryessa Branch Library, located at 3355 Noble Ave, San Jose, CA 95132

Christopher Burton, Director
Planning, Building and Code Enforcement

September 16th, 2025



Date

Deputy

Circulation period: **September 16th, 2025 to October 6th, 2025**