



Community Development Department

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of Gilroy Planning Division has reviewed an application on the following proposal:

Project Title: 1st Street and Kelton Drive Commercial Center

Project Location: Northwest corner of Kelton Drive and First Street (CA-152), west of US 101, Gilroy, CA (Santa Clara County).

Project Description: The project consists of an application for an Architectural and Site review Permit (AS17-25) (#17070046), request to construct a small multi-tenant commercial center including a retail shop and three restaurant uses with two drive-through lanes, totaling 12,100 square feet in building area on a 1.42 acre level parcel. The site is within an existing commercial and residential area and designated for commercial development in the City of Gilroy General Plan and C3 zone district. The site has frontage on two improved streets (First Street and Kelton Drive) and proposes shared parking with the adjacent office property to the west. The adjoining and adjacent parcels to the west, north and across Kelton Drive are developed with various commercial uses including office, restaurant, retail and assembly uses. The property to the south, across CA-152/First Street, is currently vacant.

Applicant: Chris Vanni, 8080 Santa Teresa Blvd, Suite 210, Gilroy, CA 95020; (408) 221-4001, Email: chris@vanniprop.com for Donald Vanni Land Company, LLC (property owner)

In accordance with Section 15070 of the California Code of Regulations, the City of Gilroy Planning Division has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and that a mitigated negative declaration (MND) may be adopted. The draft environmental document may be reviewed online, from the City webpage. Go to www.cityofgilroy.org/planning, then "Projects" (on the left side of the page) to select and view the draft document.

Alternatively, the draft environmental document is available for review at the Gilroy Planning Division office (8:00 a.m. - 5:00 p.m., Monday through Fridays, except holidays), and at the Gilroy Public Library, 350 W. Sixth Street (Closed Sunday and Monday, 1:00 p.m. - 9:00 p.m. Tuesday, 10:00 a.m. - 9:00 p.m. Wednesday and Thursday, and 10:00 a.m. - 6:00 p.m. Friday and Saturday).

The public review period begins on Friday, August 10, 2018 and ends on Monday, September 10, 2018 (30 days).

All comments should be provided in writing and **received before 5:00 p.m. on the last day of the review period.**

Inquiries should be directed to Kraig Tambornini, Senior Planner, at (408) 846-0214 or Kraig.Tambornini@cityofgilroy.org and written comments may be mailed or faxed (408) 846-0429 to the City of Gilroy, Planning Division, 7351 Rosanna Street, Gilroy, CA 95020.

Date

Sue O'Strander
Planning Manager

cc: Applicant
County Clerk
CEQA Distribution List