

**File Numbers:**

SP21-045, ER21-312

- County Clerk-Recorder  
County of Santa Clara  
110 West Tasman Drive, San Jose, CA 95134
  
- Office of Planning and Research  
State of California  
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION  
FOR AN ADDENDUM TO THE SAN JOSE DOWNTOWN STRATEGY 2040 FINAL  
ENVIRONMENTAL IMPACT REPORT (SCH # 2003042127)  
AND ADDENDA THERETO**

**Lead Agency:** City of San José, Department of Planning, Building and Code Enforcement

**Project Applicant:** Westbank Corp. (Attn: Hunter Lien); 303-2107 Elliot Avenue,  
Seattle, WA 98121; (206) 441-4027; [hunter@westbankcorp.com](mailto:hunter@westbankcorp.com)

**Project Title:** Terrain Mixed-Use Project

**Project Description:** The project consists of a Special Use Permit to develop an approximately 1.57-acre vacant lot over two phases. Phase I of the project would consist of the construction of a 17-story, 345-unit residential tower and a nine-level parking tower on a shared podium. The podium would cover the entire site and would include one below-grade level and one at-grade level of parking. The below-grade level would have a depth of approximately 20 feet. The podium would contain parking for vehicles and bicycles, loading areas, mechanical rooms, and lobbies. The podium would also include up to 11,777 square feet of ground floor retail space. A landscaped/open space area would be located between the residential tower and parking tower and on the ground floor of the podium. Phase II of the project would consist of the conversion of the parking tower into an office building with approximately 210,328 square feet of office space.

**Location:** Southwest Corner of Bassett Street and Terraine Street in San José.

**Assessor's Parcel No:** 259-24-020, 259-24-040, and 259-24-041

**Council District:** 3

The City has performed environmental review on this project. 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 an Addendum for this project. The proposed project is eligible for an addendum pursuant to Section 15164 of the CEQA Statutes and Guidelines, which states that, "A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 of the CEQA Statutes and guidelines calling for the preparation of a subsequent EIR have occurred." An Addendum is a statement by the City that the project would not

result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any significant environmental impacts previously identified in the previously certified EIRs.

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 **March 27, 2024** and made the following determinations regarding such project:

1. An Initial Study/Addendum 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/Addendum and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The Director of Planning, Building and Code Enforcement has adopted the Terraine Mixed-Use Project Addendum to the Downtown Strategy 2040 Final Environmental Impact Report, in accordance with CEQA, as amended.
4. The Initial Study/Addendum represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
5. This project will not have a significant impact on the environment.
6. Mitigation Measures were made a condition of approval of the project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Addendum, Final Environmental Impact Report, Mitigation Monitoring and Reporting Program, and 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, 3<sup>rd</sup> Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date: 3/29/24



Deputy

Environmental Project Manager  
Nhu Nguyen