

File No.: GPT23-001

- County Clerk-Recorder
County of Santa Clara
70 W. Hedding St., San José, CA, 95110
- Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION
FOR THE 425 S. WINCHESTER BOULEVARD PROJECT
(OLIN HOTEL PROJECT)**

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

Project Applicant: KT Urban (Mark Tersini), 21710 Stevens Creek Boulevard, Suite 200, Cupertino, California 95014

Project Title: 425 S. Winchester Boulevard Project (Olin Hotel Project) (SCH# 2023100474)

Project Description: The applicant proposes to amend The Santana Row/Valley Fair Urban Village (SRVF UV) Plan to amend the maximum building heights; amend the setback for new development when adjacent to residential and urban residential land use designations; amend the stepback (daylight) plane for new development when adjacent to residential and urban residential land use designations; and amend the no-setback and no-stepback plane required for new commercial development adjacent to sites with a Residential land use designation and an existing legally established commercial use to demolish an existing gas station and construct a new hotel on an approximately 0.55-gross-acre subject site.

Location: 425 S. Winchester Boulevard, San José, CA

Assessor's Parcel Nos.: 303-39-044, 303-39-001

Council District: 1

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 a project is approved and implemented. Based on the review, the City has prepared an Initial Study/Mitigated Negative Declaration for this project. A Mitigated Negative Declaration 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.

This is to advise that the City of San José City Council approved the above-described project on **December 12, 2023**, and made the following determinations regarding such project:

1. An Initial Study/Mitigated Negative Declaration was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The City of San José City Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. This project will not have a significant impact on the environment.
5. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Initial Study, Mitigated Negative Declaration, and the 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, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy

Date: December 13, 2023

Environmental Project Manager: Cort Hitchens