Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Santa Clara
Address: 110 West Tasman Drive
San Jose, CA 95134

From:
Public Agency: City of San Jose
Address: 200 E Santa Clara St, 3rd FL tOWER
San Jose, CA 95113-190
Contact: Nhu Nguyen
Phone: (408) 535-6894

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2003042127

Project Title: 255 West Julian Street (Arbor Building) Mixed-Use Project

Project Applicant: Project West Julian LLC. (Representative: Westbank Corp., Attn: Brady Coggins)

Project Location (include county): 255 West Julian Street, San Jose, Santa Clara County, CA 95110

Project Description:

The project consists of a Site Development Permit to allow either Option A, consisting of the construction of a 14-story office building with ground-floor retail space and four underground parking levels and exterior modifications to an existing six-story office building, as approved under File No. SP21-037, or Option B, consisting of the construction of an 18-story mixed-use tower with 600 residential units, ground-floor retail space, and four levels of underground parking, and a Vesting Tentative Map to merge five lots into one, on an approximately 1.8 gross acre site

This is to advise that the City of San Jose has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/01/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
200 East Santa Street, 3rd Floor Tower, San Jose, CA 95113-1905

Signature (Public Agency): Nhu Nguyen Title: Planner II

Date: 10/08/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011