

Notice of Determination

To:

Office of Planning and Research
U.S. Mail *Street Address:*
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Santa Clara
Address: 110 West Tasman Drive, First Floor
San José, CA 95134

From:

Public Agency: City of Santa Clara
Address: 1500 Warburton Avenue
Santa Clara, CA 95050
Contact: Daniel Sobczak
Phone: 408-615-2450

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): 2024110312
Project Title: 2303 Gianera Street Tentative Subdivision
Project Applicant: Gianera St Estate, LLC
Project Location (include county): 2303 Gianera Street, Santa Clara, CA 95054 (Santa Clara County)
Project Description:

The project would demolish the existing single-family house, one accessory structure, a shed, and associated improvements to subdivide the project site to construct a total of eight, three-story, townhouse units. One of the eight proposed units would be deemed affordable at a Moderate Rate Income. Each unit would contain a two-car garage and rear yard. Each rear yard would have six-foot privacy fences. The townhouses would have a maximum height of 30 feet. The eight townhouse units would be grouped in four buildings (two units in each building) and be oriented perpendicular to Gianera Street. A new private driveway bisecting the site would provide access to the buildings. The project would rezone the site from Low Density Residential to Planned Development (PD) and require a tentative subdivision map.

This is to advise that the City of Santa Clara (Lead Agency or Responsible Agency) has approved the above described project on July 15, 2025 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:

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/539/15209>

Signature (Public Agency): Daniel Sobczak *Daniel Sobczak* Title: Associate Planner

Date: 7/17/2025 Date Received for filing at OPR: 7/17/2025