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 W Tasman Dr, 1st FL
San Jose, CA 95134

From:
Public Agency: City of San Jose
Address: 200 E Santa Clara St, 3rd FL
San Jose, CA 95113
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): 2025041448

Project Title: 650 East Santa Clara Street Urban Residential Project

Project Applicant: HS Santa Clara LLC (Attn: Sophie Xu)

Project Location (include county): 644 E Santa Clara Street, San Jose, Santa Clara County, CA 95112

Project Description:

Special Use Permit to allow the demolition of an existing commercial building to construct a new six-story building comprising 50 residential units, approximately 7,012 square feet of retail space, and approximately 7,171 square feet of office space. The new building would include one level of underground parking to provide 60 automobile parking spaces and 21 motorcycle parking spaces. The project provides both private and shared outdoor open space in decks and rooftop areas.

This is to advise that the City of San Jose (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 11/05/2025 (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 Clara Street, 3rd Floor Tower, SanJose CA 95113-1905

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

Date: 11/12/2025 Date Received for filing at OPR:

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

Revised 2011