

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Clara

From: (Public Agency): City of Gilroy
Community Development Department
7351 Rosanna Street, Gilroy, CA 95020

(Address)

Project Title: 95 Howson Street Townhome Development

Project Applicant: John Bebek

Project Location - Specific:

95 Howson Street APN 790-36-012

Project Location - City: Gilroy

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

Tentative Map, Architectural and Site Review, and Variance permit to construct and subdivide 42 market rate townhome units on a 1.99-acre parcel located at 95 Howson Street (APNs 790-36-012), within the Downtown Gateway District.

Name of Public Agency Approving Project: City of Gilroy

Name of Person or Agency Carrying Out Project: John Bebek representing Bebek Development

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15332 Infill Exemption
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt under Section 15332 (Class 32) of the California Environmental Quality Act (CEQA) Guidelines because the project involves urban in-fill development on a site less than five-acres, is consistent with the General Plan and Zoning, has adequate utility infrastructure and services, and has no other environmentally sensitive characteristics.

Lead Agency

Contact Person: Vanessa Sanchez Area Code/Telephone/Extension: (408) 846-0252

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Vanessa Sanchez Date: 5/6/2026 Title: Planner I

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: 5/6/2026