Print Form

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
110 West Tasman Drive, First Floor
San Jose, California 95134

From: (Public Agency): Cort Hitchens, City of San Jose
200 E. Santa Clara Street, T-3
San Jose, CA 95113
(Address)

Project Title: 1295 Curtner Avenue Residential Project

Project Applicant: City Connect Partners, Inc. (Cyrus Jahanian)

Project Location - Specific:
1295 Curtner Avenue, San José, CA 95125;

Project Location - City: San Jose Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:
Site Development Permit to allow construction of eight residential condominium units on separate lots and four condominium units on two lots, subject to State Density Bonus Law, one incentive to allow two-family dwelling use in the zoning district, and fourteen waivers related to height, number of stories, floor area ratio, common and private open space, tree canopy coverage, parking standards, building entrances, and lot depth ratio, including the demolition of a single-family home and removal of 21 trees on an approximately 0.65-gross-acre site.

Name of Public Agency Approving Project: City of San Jose

Name of Person or Agency Carrying Out Project: City Connect Partners, Inc. (Cyrus Jahanian)

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. In-fill Development Projects
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
None of the exceptions contained in 15300.2 apply to the project and the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed 1295 Curtner Avenue Residential Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Lead Agency
Contact Person: Cort Hitchens Area Code/Telephone/Extension: (408) 794-7386

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: Cort Hitchens Date: 8/20/2026 Title: Supervising Planner

▪ 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: _____