

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, CA 95134

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

(Address)

Project Title: 741 S. Winchester Boulevard Residential Project

Project Applicant: SyRes Properties LLC (Glen Ceridono)

Project Location - Specific:

741 S. Winchester Boulevard, San José, CA 95128

Project Location - City: San Jose

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

Site Development Permit submitted under the Housing Accountability Act ("Builder's Remedy") to allow the construction of seven-story 264-unit multifamily residential building and the removal of 23 trees (14 ordinance-size, 9 non-ordinance-size), with an application under State Density Bonus Law including an approximately 9.8% density bonus and a request for multiple waivers on an approximately 2.97-gross-acre site.

Name of Public Agency Approving Project: City of San Jose

Name of Person or Agency Carrying Out Project: SyRes Properties LLC (Glen Ceridono)

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: _____
- ☒ Statutory Exemptions. State code number: Section 21080.66

Reasons why project is exempt:

The project is a Housing Development Project as defined by Section 21080.66 (a) of the Government Code, as amended, and therefore qualifies for a statutory Exemption under Assembly Bill 130.

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: 8/21/2026 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: _____