



CITY OF  
**PALO  
ALTO**

PLANNING & COMMUNITY ENVIRONMENT

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## Notice of Preparation of an Environmental Impact Report

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project may have a significant effect on the environment.

File Number	APN(s)	Date
19PLN-00079	147-3-41 and 147-38-42	9/4/2019
Project Name	Project Type	
788-796 San Antonio Road Mixed-Use Project	Mixed-Use	
Owner	Applicant	
788SAPA Land LLC, Yurong Han, Manager 2225 East Bayshore Rd, Suite 200 Palo Alto, California 94303	Ted O'Hanlon 2625 Middlefield Road, #101 Palo Alto, California 94306	
Project Location	The project site encompasses 0.997 acres (43,414 square feet) on two parcels (Assessor's Parcel Numbers 147-3-41 and 147-38-42) located at 788, 790, and 796 San Antonio Road in the City of Palo Alto. The site is located on the northeast corner of the intersection of San Antonio Road and Leghorn Street.	
Project Description	<p>The proposed project would involve an amendment to Palo Alto Municipal Chapter 18.16 (Neighborhood, Community, and Service Commercial [CN, CC and CS] Districts), Section 18.16.060(k), to expand the Housing Incentive Program to CS zoned properties along San Antonio Road between Middlefield Road and East Charleston Road. This would allow for increased residential density up to a floor-area-ratio of 2.0 for applicable parcels in that area.</p> <p>The project would also involve construction of a mixed-use project at 788-796 San Antonio Road under the Housing Incentive Program. This project would include the demolition of the two existing one-story commercial structures and the construction of a four-story mixed-use structure with one retail tenant space, 102 dwelling units, and a subterranean parking garage. Each floor would be arranged according to the same general footprint, with an empty rectangular space in the center to allow solar access to the central courtyard at the first floor. Uses on the first floor would include a 1,779 square-foot retail space at the southwestern corner of the site, common area along the San Antonio Road, including a main entrance and lobby, mailroom, two bicycle parking rooms, a bicycle repair room, and dwelling units arranged around the north, east, and south portions of the site. The floors above the first would include residential units arranged around the central courtyard space. Most units would include attached private outdoor patios with views either towards the central courtyard or out towards the perimeters of the site. A communal landscaped roof garden would be located at the fourth floor at the western portion of the building along San Antonio Road.</p> <p>A Historic Resource Evaluation of the building at 788 San Antonio Road, prepared by Page &amp; Turnbull in March 2019, found that the building has been identified as an historic resource per a finding of eligibility to the California Register of Historical Resources because of its association with historic events, specifically it is associated with the California Chrysanthemum Growers Association, which provided Japanese American growers on the San Francisco Peninsula with shared access to growing technologies, shipping options, and stabilized markets from its founding in 1932 to the end of the twentieth century (CR Criterion 1). Because the project involves demolition of an eligible historic resource, an EIR is being prepared.</p>	

**Purpose of Notice**

The City of Palo Alto will be the lead agency and will prepare an environmental impact report (EIR) for the proposed project. This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the EIR process and to solicit comments from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the EIR. The Draft EIR will address the potential physical and environmental effects of the proposed project in accordance with the CEQA.

**Scoping Meeting**

The City of Palo Alto, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting will be held and the regular meeting of the City of Palo Alto Planning and Transportation Commission (PTC) on Wednesday, September 11, 2019. The meeting will start at 6:00 PM and will be held at the City of Palo Alto Council Chambers, located in City Hall at 250 Hamilton Avenue. The meeting agenda will be posted to the PC's website. Interested parties should check the PC agenda on the City's website to confirm the meeting time, date, and location:  
<https://www.cityofpaloalto.org/gov/boards/ptc/>

**Comment Period:**

**Begins: 09/04/19**

**Ends: 10/07/19**

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please focus your comments on the project's potential environmental impacts and recommendations for methods of avoiding, reducing, or otherwise mitigating those impacts. If you are a governmental agency with discretionary authority over initial or subsequent aspects of this project, describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility. We also respectfully request the name of a contact person for your agency.

Written comments should be addressed to:

Sheldon S. Ah Sing, AICP, Principal Planner  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301

Or emailed to [SAhsing@m-group.us](mailto:SAhsing@m-group.us). Oral comments may be made at the hearing.

A file containing additional information on this project may be reviewed at the Planning Office under the file number appearing at the top of this form. For additional information regarding this project and the Draft EIR, please contact Sheldon S. Ah Sing at (408) 340-5642 ext. 109.

**Responsible Agencies that received a copy of this document:**

No responsible agencies have been identified for this project.

**Potential Environmental Effects:**

It is anticipated that the proposed project would result in potentially significant environmental effects relating to Air Quality, Historical Resources, Energy, Greenhouse Gas Emissions, Noise, and Transpiration. These issues will be analyzed in detail in the Draft EIR.

**Prepared by:**

Sheldon S. Ah Sing  
Print Name

Sheldon S. Ah Sing  
Signature

30 Aug 2019  
Date