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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019090070

Project Title: Housing Incentive Program Expansion and 788 San Antonio Road Mixed-Use Project

Lead Agency: City of Palo Alto

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Project Location: Palo Alto, Santa Clara County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The project would involve an amendment to Section 18 of the Palo Alto Municipal Code (PAMC) to allow the application of the Housing Incentive Program (HIP) to the 18 parcels within the program area. This would allow for increased density of multi-family residential development along San Antonio Road corridor. The text amendment would involve the following changes to the zoning regulations that apply to these properties: Allow a waiver for housing projects to exceed maximum Floor Area Ratio (FAR), up to 2.0; allow a waiver to exceed maximum site coverage; eliminate maximum housing density requirements; allow rooftop gardens to count towards required open space; exclude retail area from parking requirements; exempt certain area in subterranean garages from counting towards FAR; and allow a waiver to reduce requirements related to preservation of existing retail space to allow for housing projects. In addition the project would also involve development of two of the 18 parcels within the program area, at 788, 790, and 796 San Antonio Road. This development would involve the demolition of the two existing structures and construction of a four-story mixed-use structure with one retail tenant space, 102 dwelling units, and a two-level subterranean parking garage.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts related to air quality, specifically consistency with the 2017 BAAQMD Clean Air Plan, would be potentially significant. However, a mitigation measure that requires measures to reduce emissions during construction would reduce potential impacts to less than significant levels. Impacts to biological resources, specifically special-status species, would be potentially significant. However, a mitigation measure that requires nesting bird surveys and avoidance would reduce potential impacts to less than significant levels. Impacts related to cultural resources, specifically historic resources, would be potentially significant. Mitigation measures that require historic resource evaluations, rehabilitation measures, and historic documentation would reduce impacts. However, impacts related to historical resources would remain significant and unavoidable. Impacts related to geology and soils, specifically liquefaction and paleontological resources, would be potentially significant. However, mitigation measures that require geotechnical reports and protection measures in the event of discovery of paleontological resources would reduce impacts to less than significant levels. Impacts related to hazardous materials would be potentially significant. However, a mitigation measure that requires Site Risk Management Plans would reduce impacts to less than significant levels. Impacts related to noise would be potentially significant. However, mitigation measures that require noise reduction during construction would reduce impacts to a less than significant level. Impacts to Tribal Cultural Resources would be potentially significant. However, a mitigation measure that outlines required measures in the event of discovery of such resources would reduce impacts to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.