



Notice of Availability 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	147-3-38, 147-3-39, 147-3-40, 147-3-41, 147-3-42, 147-3-43, 147-3-64, 147-3-65, 147-5-68, 147-5-69, 147-5-86, 147-5-88, 147-5-89, 147-5-90, 147-5-91, 147-5-92, 147-5-102, and 127-15-045	July 31, 2020
Project Name		Project Type
Housing Incentive Program Expansion and 788 San Antonio Road Mixed-Use Project		Residential and Mixed-Use
Project Site Owner	Project Site Sponsor	Program Area Sponsor
788 SAPA Land LLC, Jim Yang, Manager 2275 East Bayshore Rd, Suite 101 Palo Alto, California 94303	Ted O’Hanlon 2625 Middlefield Road, #101 Palo Alto, California 94306	City of Palo Alto 250 Hamilton Avenue Palo Alto, California 94301
Project Location		
<p>The proposed Housing Incentive Program (HIP) expansion area (“program area”) includes 18 parcels along San Antonio Road between East Charleston Road and Middlefield Road in the City of Palo Alto. The eastern boundary of the program area is the boundary between the City of Palo Alto and the City of Mountain View. With the exception of one parcel, 705 San Antonio Road, all of the parcels in the program area are located on the east side of San Antonio Road. The parcels encompass 9.64 acres (420,031 square feet).</p> <p>The proposed project also involves a new development on two of the parcels within the program area. Those parcels are located on the northeast corner of the intersection of San Antonio Road and Leghorn Street at 788, 790, and 796 San Antonio Road (the “788 San Antonio Road project site” or “project site”).</p>		
Project Description: Proposed Zoning Code Amendment to Expand the Housing Incentive Program		
<p>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:</p> <ul style="list-style-type: none"> • 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 • Allow a waiver to reduce requirements related to preservation of existing retail space to allow for housing projects <p>The HIP expansion would allow a maximum of 818 housing units within the program area.</p>		

Project Description: Proposed Development at 788 San Antonio Road

In addition to the proposed amendment to the PAMC, 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 on-site one-story commercial structures and the construction of a four-story mixed-use structure with one retail tenant space, 102 dwelling units, and a two-level 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 a proposed central courtyard at the first floor. Uses on the first floor would include a 1,803 square-foot retail space at the southwestern corner of the site and common areas along San Antonio Road, including a main entrance and lobby, mail room, bicycle parking rooms, and 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 balconies 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.

Purpose of Notice

The City of Palo Alto will be the lead agency and has prepared a Draft Environmental Impact Report (EIR) for the proposed project. This Notice of Availability is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to solicit comments from responsible and trustee agencies and interested parties concerning the Draft EIR, which addresses the potential physical and environmental effects of the proposed project in accordance CEQA.

Public Hearings

The City of Palo Alto, in its role as Lead Agency, will hold public meetings to consider the EIR and the proposed project. The project will be considered at a regular meeting of the **City of Palo Alto Planning and Transportation Commission (PTC) on Wednesday, August 12, 2020**. The meeting will start at 6:00 PM and conducted online. The meeting agenda and information to join the meeting will be posted to the PTC's website. Interested parties should check the PTC agenda on the City's website to confirm the meeting time, date, and location: <https://www.cityofpaloalto.org/gov/boards/ptc/>. The project will also be considered at a regular meeting of the **City of Palo Alto Architectural Review Board (ARB) on Thursday, August 20, 2020**. The meeting will start at 8:30 AM and conducted online. The meeting agenda and information to join the meeting will be posted to the ARB's website. Interested parties should check the ARB agenda on the City's website to confirm the meeting time, date, and location: <https://www.cityofpaloalto.org/gov/boards/architectural/default.asp>.

Comment Period:**Begins: July 31, 2020****Ends: September 14, 2020**

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 45 days after receipt of this notice. 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. Responses to comments will be incorporated into the Final EIR.

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. Oral comments may be made at the hearings.

Copies of the EIR are available online at:
<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4575&TargetID=319>

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.

Summary of Impacts

As discussed in the Initial Study (Appendix B of the EIR), all issue areas except those discussed below were found to have no physical environmental effects, a less than significant environmental effect, or a less than significant environmental effect with incorporation of mitigation measures. Mitigation measures related to nesting birds (Mitigation Measure BIO-1), archeological resources (Mitigation Measures CR-1 and CR-2), geotechnical investigations (Mitigation Measure GEO-1), paleontological resources (Mitigation Measure GEO-2), and contaminated soil (Mitigation Measure HAZ-1) are required and with implementation of these measures impacts related to sensitive species, archeological resources, geology and soils, and hazardous materials would be less than significant.

The Draft EIR evaluates Air Quality impacts and identifies a mitigation measure related to reducing construction-related emissions (Mitigation Measure AQ-1). With mitigation, the Draft EIR concludes that impacts related to air quality would be less than significant.

The Draft EIR evaluates Cultural Resources impacts and identifies mitigation measures related to historic resource evaluations and historic documentation packages of eligible historic resources (Mitigation Measures CUL-1 through CUL-4). However, because the project would involve demolition of an eligible historic resource, impacts to cultural resources would remain significant and unavoidable.

The Draft EIR evaluates Energy impacts and concludes that impacts would be less than significant.

The Draft EIR evaluates Greenhouse Gas Emissions and concludes that impacts would be less than significant.

The Draft EIR evaluates Noise impacts and identifies mitigation measures related to construction-related noise reduction (Mitigation Measure N-1). With mitigation, the Draft EIR concludes that impacts related to noise would be less than significant.

The Draft EIR evaluates Transportation impacts and concludes that impacts would be less than significant.

The CEQA Guidelines require analysis of a reasonable range of alternatives to the project, or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid, or substantially lessen, any of the significant effects of the project. The Draft EIR analyzes the following three alternatives: 1) No Project Alternative, 2) Existing 788 San Antonio Road Building to Remain Plus New Building, and 3) Expand the Housing Incentive Program to Allow Floor Area Ratio of 1.5 within the Program Area.

Prepared by:

Sheldon S. An Sing
Print Name

Sheldon S. An Sing
Signature

23 Jul 2020
Date