



## NOTICE OF DETERMINATION

**TO**

Office of Planning + Research  
 PO Box 3044  
 Sacramento, California 95812-3044

County Clerk  
 County of Santa Clara  
 70 West Hedding Street, East Wing,  
 First Floor  
 Santa Clara, California 95110

**FROM**

City of Palo Alto, Planning Division  
 250 Hamilton Avenue, Ground Floor  
 Palo Alto, California 94301

Contact: Claire Raybould  
 Phone: (650) 329-2116

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**PROJECT TITLE:** 200 Portage Avenue Townhome Project

**PROJECT LOCATION:** The project site encompasses approximately 14.65 acres across several parcels. The project site includes all of Assessor’s Parcel Numbers (APN) 132-38-071, 132-32-036, 132-32-042, 132-32-043, 132-32-037 and 132-38-043 in the City of Palo Alto. The project site is located at the corner of Olive Avenue and Park Boulevard at the northernmost corner and roughly bounded by Park Boulevard to the north, Ash Street to the south, residences on Olive Avenue to the west, and commercial uses to the east along Lambert. There are numerous addresses associated with project site, including: 200-404 Portage Avenue, 3040-3250 Park Boulevard, and 3201-3225 Ash Street, and 278 Lambert.

**STATE CLEARINGHOUSE NUMBER** 2021120444

**PROJECT DESCRIPTION**

The project approved by the City of Palo Alto City Council was analyzed as Alternative 3, Development Agreement Alternative, in the 200 Portage Avenue Townhome Project EIR. The approved project includes a Development Agreement between the City and the applicant, Sobrato Organization, that reflects the following key components:

- Demolition of an 89,639 square foot portion of the existing 232,383 square foot building at 200/340 Park Boulevard, which was previously evaluated and found to be eligible for the California Register of Historic Resources, and modifications to the remainder of the building to allow existing Research and Development Uses to continue and to create a

new 2,600 sf retail space (142,774 sf total). The existing 5,639 sf of warehouse use and 84,000 sf of vacant retail space in the building would be removed.

- Approval of a Record of Land Use Action approving a vesting tentative map to merge and subdivide existing parcels across 14.65 acres and to create 5 resulting parcels with 74 condominiums on one of the resulting parcels.
- Adoption of a Resolution approving a comprehensive plan amendment and introduction of ordinances rezoning of the resulting parcels to planned community zone district (second reading to occur at the next available City Council meeting).
- Introduction of an Ordinance approving a Development Agreement (second reading to occur at the next available City Council meeting)
- Demolition of the building at 3040 Park Boulevard
- Changing the use of the existing 11,762 square foot building at 3250 Park Boulevard from an Auto Care Center use to Research & Development (R&D)
- Constructing 74 new market rate townhomes
- Dedicating a 3.25-acre parcel to the City of Palo Alto to for the purposes of public open space/park and development of 75 units of affordable below market rate (BMR) housing
- two-way bicycle connection with an associated public access easement to provide a publicly accessible bicycle connection between Park Boulevard and Portage Avenue.

The proposed Development Agreement Alternative was approved as an Alternative to the 200 Portage Avenue Townhome Project that was analyzed as the proposed project in the EIR. The 200 Portage Avenue Townhome Project involved a tentative map and final map to merge and subdivide four parcels in order to create two resulting parcels. On one of the new parcels (4.86 acres), the project would involve a condominium subdivision to create 91 new condominium units utilizing density bonus allowances. The other parcel (9.41 acres) would include the remaining parts of the existing cannery building as well as other existing commercial buildings, including a one-story office building located at 3201-3225 Ash Street and two one-story office buildings located at 3250 Park Boulevard and 278 Lambert Avenue. The proposed townhome project would involve the demolition of the portion of the existing commercial building at 200 Portage and the commercial building at 3040 Park within the area of development and construction of 91 new residential units within 16 three-story buildings.

The Draft EIR and Revised Final EIR are available online at:


<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/200-Portage-Ave>

This is to advise that the City of Palo Alto (Lead Agency) has approved the proposed project evaluated as Alternative 3 in the EIR, as described above, on September 12, 2023 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures [were were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [was was not] adopted for this project.
6. For an EIR, a statement of Overriding Considerations [was was not] adopted for this project.
7. For an EIR, findings [ were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

*City of Palo Alto, Development Services Center, 285 Hamilton Ave, Ground Floor, Palo Alto, California 94301*

<small>DocuSigned by:</small>  <small>2721A1A8AE4C4AA...</small>	<i>Senior Planner, AICP</i>	<i>9/13/2023</i>
<i>Signature (Public Agency)</i>	<i>Title</i>	<i>Date</i>

Date Received for filing at OPR: