



PLANNING & DEVELOPMENT SERVICES

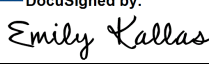
CITY OF
**PALO
ALTO** 250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
(650) 329-2441

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
22PLN-00341	(APNs) 120-03-042, 120-03-043, and 120-03-044	4/2/2024
Project Name		Project Type
660 University Avenue Mixed-Use Project		Comprehensive Plan Text Amendment and Rezoning
Owner		Project Sponsor
Palo Alto Dental Research Corp		Smith Development
Project Location		
The project site encompasses approximately 0.5 acres (22,526 square feet) across three parcels, identified by Assessor's Parcel Numbers (APNs) 120-03-042, 120-03-043, and 120-03-044 at the addresses of 511 Byron Street, 660 University Avenue, and 680 University Avenue/500 Middlefield Road, respectively. The site is at the southeast corner of the intersection of University Avenue and Middlefield Road and is also bounded by Byron Street to the south and a dental office, single family residence, and an independent senior living community to the east.		
Project Description		
The proposed project would involve demolition of two existing on-site office buildings totaling 9,215 at 511 Byron and 680 University Avenue/500 Middlefield Road and merging three parcels in order to construct a four-story mixed-use building with two levels of below grade parking. The proposed project includes 63 residential units, 9,115 square feet of office space, and associated facilities. Residential units would include studios, one-bedroom units, and two-bedroom units ranging from 387 square feet to 755 square feet; 20 percent (13) of the units would be provided at below market rate. Pedestrian access to the project would be provided via two entrances on University Avenue. Vehicular access would be provided via Byron Street and lead to a two-level below grade parking garage with 79 parking stalls. The project includes rezoning the property from Low Density Multi-Family Residential (RM-20) to a Planned Community (PC) Zone District. The project also includes a Comprehensive Plan Text Amendment to allow for retention of existing office space. The site is not on a hazardous waste list enumerated under Section 65962.5 of the Government Code. The Draft EIR found that Impacts related to biological resources, geology/soils, noise, cultural resources, tribal cultural resources, transportation and air quality would be significant but mitigable to less than significant. No significant and unavoidable impacts were identified.		

Purpose of Notice		
<p>The City of Palo Alto, acting as the lead agency, has prepared a Draft Environmental Impact Report (DEIR) 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.</p>		
Public Hearings		
<p>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 Architectural Review Board (ARB) on April 18, 2024. The meeting will start at 8:30 AM and can be accessed online or may be attended in person at City of Palo Alto City Hall Council chambers located on the ground floor at 250 Hamilton Avenue Palo Alto, CA 94301. The meeting agenda and information to join the meeting will be posted to the ARB's website one week prior to the hearing. Interested parties should check the ARB agenda on the City's website to confirm the meeting time, date, and location: 2024 Architectural Review Board (ARB) Agendas & Minutes – City of Palo Alto, CA</p>		
Comment Period:	Begins 4/2/2024	Ends: 5/17/2024
<p>Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than May 17, 2024, at 5:00 PM. 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.</p> <p>Written comments should be addressed to:</p> <p>Emily Kallas, AICP, Planner City of Palo Alto 250 Hamilton Avenue Palo Alto, CA 94301 Emily.Kallas@cityofpaloalto.org</p> <p>A Copy of the EIR is available online at: https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/660-University-Ave</p> <p>A hard copy is also available at the Palo Alto Downtown Library and at the Development Center located on the ground floor of 285 Hamilton Avenue Palo Alto, CA 94301. If you need assistance, please visit the City's Development Center during the hours of 8:30 A.M. and 4:30 P.M. at 285 Hamilton Avenue, Palo Alto, California or contact Emily Kallas at (650) 617-3125 or Emily.Kallas@cityofpaloalto.org.</p>		
Responsible Agencies that received a copy of this document:		
No responsible agencies have been identified for this project.		

Summary of Impacts		
<p>The Draft EIR and the attached Initial Study found that impacts related to biological resources, geology/soils, noise, cultural resources, tribal cultural resources, transportation, and air quality would be significant but mitigable to less than significant. No significant and unavoidable impacts were identified.</p>		
Prepared by:	<p>Emily Kallas</p> <p>Print Name</p>	<p>DocuSigned by:  Signature</p> <p>4/2/2024</p> <p>Date</p>