

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 #: 2022110095

Project Title: 660 University Avenue Mixed-Use Project

Lead Agency: City of Palo Alto

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Phone Number: (650) 329-2116

Project Location: City of Palo Alto, Santa Clara

City

County

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

The proposed project would involve demolition of two existing on-site office buildings (5,260 square feet at 511 Byron Street and 3,955 square feet at 680 University Avenue/500 Middlefield Road) and merging of the three parcels that comprise the project site in order to construct a four-story mixed-use building with two levels of below grade parking. Proposed uses include 9,115 square feet of office space, 63 residential units, and parking. The project would require a Comprehensive Plan amendment to modify the description of the Multiple Family Residential designation to include a provision for maintaining existing office space, and rezoning to designate the site from Low Density Multiple-Family Residence (RM-20) to Planned Community (PC).

Residential units would include studios, one-bedroom units, and two-bedroom units ranging from 387 square feet to 755 square feet. The project would provide 20 percent affordable housing units (13 units) and the project applicant is therefore seeking allowances through the discretionary Planned Community (PC) rezoning process pursuant to Palo Alto Municipal Code (PAMC) Section 18.38 to deviate from RM-20 Zone District development standards for floor area ratio, setback, height, density, lot coverage, and open space.

Pedestrian access to the project would be provided via two entrances on University Avenue, one leading to the office lobby and one leading to the residential lobby. Vehicular access would be provided via an entrance on Middlefield Road, which would grant access to the two-level below grade parking lots. The project would include a total of 79 parking stalls, with 28 stalls on Level P1 and 51 parking stalls on Level P2. The project would also include five short-term bicycle parking spaces and 100 long-term bicycle spaces.

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, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources would be potentially significant but mitigable to less than significant levels with implementation of mitigation.

The following mitigation measures are required:

Air Quality: MM AQ-1 (Construction Emissions Reduction)

Biological Resources: MM BIO-1 (Nesting Bird Surveys and Avoidance); MM BIO-2 (Tree Protection Plan); MM BIO-3 (Oak Tree Root Pruning and Protection)

Cultural Resources: MM CUL-1 (Worker's Environmental Awareness Program); MM CUL-2 (Unanticipated Discovery of Archeological Resources)

Geology and Soils: MM GEO-1 (Paleontological Resources Monitoring and Mitigation)

Noise: MM N-1 (Construction Noise Reduction Measures); MM N-2 (Construction Vibration Control Plan)

Tribal Cultural Resources: MM TCR-1 (Unanticipated Discovery of Tribal Cultural Resources)

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

The EIR scoping process did not identify any areas of known controversy for the proposed project; however, comments were received during the scoping period identifying concerns with noise, parking, access, density, and biological resources, among others. Refer to Table 1-1 of the ER for a summary of comments receiving during the scoping period and to Appendix A for copies of written comments received. Responses to the Notice of Preparation of a Draft EIR and input received at the EIR scoping meeting held by the City are summarized in Section 1, Introduction, of the EIR.

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

None