



## NOTICE OF EXEMPTION

**PROJECT TITLE:**

4335-4345 El Camino Real Residential Project Residential Project

**PROJECT LOCATION:**

4335-4345 El Camino Real Residential Project, Palo Alto, CA 94306 (Assessor Parcel Numbers 148-09-010 and 148-09-011)

**PROJECT DESCRIPTION:**

On March 17, 2025 the City Council approved the Vesting Tentative Map associated with this previously noticed project. The proposed project would involve the construction of 8 townhomes in two separate buildings on a 0.40-acre site that is currently developed with a commercial building and construction of 21 townhomes in three separate buildings on a 0.95-acre site that is currently developed with a motel. Four of the 29 units would be below market rate and would be designated as affordable housing.

**NAME OF PUBLIC AGENCY APPROVING THE PROJECT:**

City of Palo Alto

**NAME OF PERSON OR GROUP CARRYING OUT PROJECT:**

SummerHill Homes, contact: Austin Lin  
777 S. California Ave  
Palo Alto, CA 94306

**EXEMPT STATUS**

- Ministerial (Sec. 21080(b)(1); 15268)
  - Declared Emergency (Sec. 21080(b)(3); 15269(a))
  - Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
  - Categorical Exemption: CEQA Guidelines Section 15332
  - Statutory Exemptions.
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**REASONS WHY  
PROJECT IS EXEMPT:**

The project is consistent with the City's Comprehensive Plan and Zoning Ordinance and is within city limits on a project site less than 5 acres surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species and the project would not result in significant effects related to traffic, noise, air quality or water quality. The site can be served by required utilities and public services. No exceptions to the applicability of a categorical exemption as specified in CEQA Guidelines Section 15300.2(a) through (f) would apply to the project.

A link to further documentation to support the findings for the Class 32 Categorical Exemption can be found here:

<https://www.cityofpaloalto.org/Departments/Planning-Development-Services/Current-Planning/Projects/4335-4345-El-Camino-Real>

**PROJECT PLANNER:** Emily Kallas, AICP, Senior Planner  
Planning and Development Services  
(650) 617-3125

**IF FILED BY APPLICANT:**

1. Attach certified document of exemption finding.	<input type="checkbox"/> Yes
2. Declare if a Notice of Exemption has been filed by the public agency approving the project	<input checked="" type="checkbox"/> N/A

DocuSigned by:  
*Emily Kallas*  
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Senior Planner

3/19/2025

Signature (Public Agency)

Title

Date