



## NOTICE OF DETERMINATION

**TO**

Governor's Office of Land Use and  
Climate Innovation  
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: Emily Kallas  
Phone: 650-617-3125

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

**PROJECT TITLE:** 70 Encina Residential Project

**PROJECT LOCATION:** The 0.28-acre (12,120 square-foot) project site is located at 70 Encina Avenue (Assessor's Parcel Numbers (APN) 120-34-006 and 120-34-007) in the central portion of the City of Palo Alto in Santa Clara County. The project site is northeast of El Camino Real (State Route 82) between Alma Street and Urban Lane, and was previously leased by Ellis Partners (owner of Town & Country Village Shopping Center) and used as a portion of the surface parking lot for that adjacent shopping center.

**STATE CLEARINGHOUSE NO.:** 2014052101

**PROJECT DESCRIPTION:**

The proposed project would involve rezoning the project site to Planned Community (PC) in accordance with PMC Section 18.38 and merging two parcels for the construction of a three-story, 10-unit condominium building organized around a common access court that would provide both vehicular and pedestrian access. The project applicant has submitted an application under the City's Planned Home Zoning (PHZ) process which would allow for exceptions and deviations from development standards with the provision of community benefits and amenities. Pursuant to PAMC Section 16.65, the proposed project would provide 20 percent, or two, below-market rate units.

In accordance with CEQA, the City of Palo Alto prepared a 15183 Consistency Checklist demonstrating that the prior environmental analysis in the original EIR certified in 2017 adequately addresses the potential environmental effects of the project, and the project

does not require subsequent environmental review pursuant to CEQA Guidelines Section 15183, and supports the City's finding that the project would not result in significant new issues nor exceed the level of impacts identified in the previously certified 2017 EIR requiring additional analysis under CEQA.

This is to advise that the City of Palo Alto (Lead Agency) has approved the project described above on April 14, 2025 and has made the following determinations regarding the above described project:

1. The previously certified EIR ("Final EIR;" SCH 2014052101) was prepared and evaluated the potential environmental impacts of the proposed project pursuant to the provisions of CEQA.
2. The project will not have a significant effect on the environment beyond those impacts previously identified in connection with the Final EIR.
3. Mitigation measures beyond those adopted in connection with the Final EIR were not adopted for the project.
4. A Mitigation Monitoring and Reporting Program (MMRP) beyond that adopted in connection with the Final EIR was not adopted for this project. This project remains subject to the MMRP adopted in 2017, as applicable.
5. A Statement of Overriding Considerations beyond that adopted in connection with the Final EIR was not adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR and 15183 Consistency Checklist with comments and responses and record of project approval is available to the General Public at:

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

DocuSigned by:  
  
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Senior Planner

4/17/2025

*Signature (Public Agency)*

*Title*

*Date*

Date Received for filing at OPR: