



Notice of Preparation 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
21PLN-00341	Assessor's Parcel Numbers (APNs) 120-03-042, 120-03-043, and 120-03-044	November 4, 2022
Project Name		Project Type
660 University Avenue Mixed-Use Project		Mixed-Use
Owner	Applicant	
Shachi Bahl, DMD 511 Byron Street Palo Alto, CA 94301	Smith Development 682 Villa Street, Suite G Mountain View, California 94041	
Project Location		
<p>The project site includes the entire area bounded in a yellow line on the attached project location figure. 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 a retirement home to the west.</p> <p>Pursuant to Section 15087(c)(6) of the CEQA Guidelines, the site is not located on a hazardous waste list compiled under Section 65962.5 of the Government Code.</p>		
Project Description		
<p>The proposed project would involve demolition of the existing two 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 office space, 65 residential units, and parking. The project would require a Comprehensive Plan amendment to modify the description of Multiple Family Residential designation to include a provision for maintaining existing office space, and rezone to designate the site from Low Density Multiple-Family Residence (RM-20) to Planned Community (PC).</p>		

Residential units would be split into five types: Unit A, Unit B, Unit C, Unit D, and Unit E. Units A to C would be studio units from 387 square feet to 477 square feet; Unit D would be one-bedroom units from 452 square feet to 551 square feet square feet; and Unit E would be two-bedroom units of 755 square feet. Pursuant to the City's inclusionary housing requirements, the project would provide 20 percent affordable housing units (13 units). Of the 13 units, four would be at the very low-income affordability level, four would be at the low-income affordability level, and five would be at the moderate-income affordability level.

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 94 stalls, with 32 stalls on Level P1, 56 stalls on Level P2, and 6 ADA stalls. The project would also include eight short-term bicycle parking spaces and 32 long-term spaces. Short-term bicycle parking spaces would be provided via four bicycle racks fronting University Avenue.

Purpose of Notice

The City of Palo Alto will be the lead agency and will prepare an environmental impact report (EIR) for the proposed project. This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the EIR process and to solicit comments from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the EIR. The Draft EIR will address the potential physical and environmental effects of the proposed project in accordance with the CEQA.

Comment Period:	Begins: 11/4/2022	Ends: 12/5/2022
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Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please focus your comments on the project's potential environmental impacts and recommendations for methods of avoiding, reducing, or otherwise mitigating those impacts. 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.

Written comments should be addressed to:

Emily Foley, AICP
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Or emailed to emily.foley@cityofpaloalto.org.

Additional information on this project may be reviewed online at <https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/660-University-Avenue>. If you need assistance, please visit the City's Development Center during the hours of 8:00 A.M. and 4:00 P.M. at 285 Hamilton Avenue, Palo Alto, California or please contact Emily Foley.

Responsible Agencies that received a copy of this document:

No responsible agencies have been identified for this project.

Potential Environmental Effects:

It is anticipated that the proposed project could result in potentially significant environmental effects relating to Noise, Traffic, and Biology. These issues will be analyzed in detail in the Draft EIR.

Prepared by:

On Behalf of the City of Palo Alto
Print Name

Signature

Date

Project Location



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FIG 2.000 Map