



NOTICE OF EXEMPTION

PROJECT TITLE: 922 College Preliminary Parcel Map

PROJECT LOCATION: 922 College Avenue, 2160 Cornell Street

PROJECT DESCRIPTION: Request for Review of a Preliminary Parcel Map with Exceptions to Adjust Lot Lines for Two Substandard Parcels.

The proposed project is a Preliminary Parcel Map with Exceptions to redistribute lot area from two existing substandard underlying lots, to two substandard lots which align with the existing Assessor’s Parcel Number (APN) boundaries assigned to 922 College Avenue and 2160 Cornell Street. In 1952 the City approved an application to subdivide the property and construct the house now addressed 2160 Cornell Street. However, that map was never recorded with the County, so the subdivision was never made effective. Two residences currently exist on the property and two APNs were assigned for tax purposes.

NAME OF PUBLIC AGENCY APPROVING THE PROJECT: City of Palo Alto, Planning and Development Services

NAME OF PERSON OR GROUP CARRYING OUT PROJECT: The Board of Trustees of Leland Stanford Junior University
340 Bonair Siding Road
Stanford, CA 94305

EXEMPT STATUS (check one)

- 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: 15301 Existing Facilities.
- Statutory Exemptions.

REASONS WHY PROJECT IS EXEMPT:

The lot contains two underlying lots, and two existing single-family residences. The project adjusts the lot lines to respect the existing uses.

The exemption 15301 states “Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Examples include but are not limited to:

...(k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;...”

As noted above, these examples are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether “the project involves negligible or no expansion of use”.

The project is most similar to exemption 15301(k): division of existing multi-family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt. The project is “single-family residences” that includes a subdivision “where no physical changes occur which are not otherwise exempt”.

This project is also covered under CEQA Section 15061(b)(3), the “common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment”. Since there is no change of use, residential density, major grading, or construction, and the existing homes are not historic resources, there is no potential for a significant effect on the environment.

This project does not create an impact under CEQA because the property contains and will continue to be two single-family residences. Any future construction will be limited to replacement or minor expansion of the existing single-family residences, in a manner consistent with the Zoning Code and CEQA exemption 15302 and/or 15303.

In order to qualify as an exempt project, the project must also not fall under an exception. The project does not as follows:

- (a) Location. This project occurs in a developed residential neighborhood, and not in a sensitive environment. The site is surrounded by other single-family development.
- (b) Cumulative Impact. There are several minor projects currently proposed, or under construction, within 500 feet of the project site:

Address	Project description	Notes
855 College Ave.	Demo of an existing one-story single-family house and construction of a two-story single-family house	Under Construction
1080 College	converting the existing one-story house into a ADU and construction of a two-Story single-family house	Under review

2080 Cornell St	Demo of an existing one-story single-family house and construction of a two-story single-family house	Under Construction
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All projects listed above are exempt under CEQA 15303(a), and adhere to all Palo Alto Municipal Code regulations such as noise regulations, and will be consistent with a construction logistics plan approved by the City as a standard condition for all projects. This list also does not include any ministerial permits issued in the area. The projects are replacement of existing structures in an urbanized area and do not anticipate any cumulative environmental impacts.

- (c) Significant effect. As stated above, this project does not propose any significant effects on the environment.
- (d) Scenic highways. This project is not within a scenic highway.
- (e) Hazardous waste sites. This project is not located on a hazardous waste site.
- (f) Historical resources. The existing house at 922 College was designated to be “Not CRHR Eligible” in 2019 by consultants Page & Turnbull. It is not listed as a City historic resource. This status was confirmed by the City’s Historic Planner as a part of the project review.

PROJECT PLANNER: Emily Foley, AICP, Associate Planner, City of Palo Alto

IF FILED BY APPLICANT:

- 1. Attach certified document of exemption finding.
- 2. Declare if a Notice of Exemption has been filed by the public agency approving the project Yes N/A

DocuSigned by:

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 Signature (Public Agency) _____ Associate Planner _____ 2/4/2021
 Title Date