



Community Development Department
One North San Antonio Road
Los Altos, California 94022

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE:

New Office Building, 467 First Street

PROJECT LOCATION:

The project site includes the following addresses in Los Altos, California 94022, within the County of Santa Clara:

- 467 First Street
- 448 South San Antonio Road
- 470 South San Antonio Road

APNs 167-41-014, 167-41-053, 167-41-057, 167-41-058 and a portion of public alley right-of-way.

PROJECT DESCRIPTION:

The proposed project is the redevelopment of the site with a new 17,156 square-foot office building and one level of underground parking. The existing site, which includes four separate parcels, is currently developed with a 1,460 square-foot restaurant (Burger Town) at 448 South San Antonio Road, an 840 square-foot dog grooming business (the Barking Lot) at 467 First Street and a vacant lot (formerly a Chevron gas station) at 470 South San Antonio Road. The proposed project would consolidate these parcels, along with a portion of public alley right-of-way, into one site and construct a new three-story building with 16 parking spaces at grade and 29 spaces in a one-level below grade garage. The project would include access via the public alley and South San Antonio Road for the surface parking lot and a driveway off of First Street for the underground parking.

The proposed project also includes a General Plan Land Use Map amendment to designate the portion of public alley right-of-way as *Downtown Commercial*, a Zoning Map amendment to designate the entire site as *Commercial Downtown/Multiple-Family (CD/R3)*, and a Variance application to allow 45 onsite parking spaces where 52 onsite parking spaces are required by the City's Zoning Ordinance (Chapter 14.74).

SURROUNDING LAND USES AND SETTING:

The proposed project site is 22,689 square feet in size (0.52 acres) and is made of four parcels and a portion of public alley right-of-way. The project site is triangular in shape and located on the northwest corner of the intersection of South San Antonio Road, First Street and Cuesta Drive. It is bordered by commercial uses – an auto mechanic, hardware store fitness studio, restaurant and bank – to the north. To the east, across South San Antonio Road, it is bordered by office buildings and to the southwest, across First Street, it is bordered by an office building and Foothill Expressway.

PUBLIC COMMENT PERIOD:

From **Thursday, October 10, 2013 at 8:00 am** to **Monday, November 11, 2013 at 5:00 pm** the public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Study and submit written comments.

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A MITIGATED NEGATIVE DECLARATION**

467 First Street, Los Altos, CA
October 10, 2013

PUBLIC HEARING DATES:

The Los Altos Planning Commission will consider the Initial Study and Mitigated Negative Declaration as part of their review of the project's development application at their November 21, 2013 meeting at 7:00 PM in the Community Chambers at City Hall located at One North San Antonio Road in the City of Los Altos. The Commission will then forward their recommendation and comments to the City Council for consideration at their next available meeting.

DOCUMENT AVAILABILITY:

Copies of the Mitigated Negative Declaration and Initial Study are available for review at the Community Development Department located at City Hall and at the Main Library at the Civic Center during normal business hours. City Hall is located at One North San Antonio Road, Los Altos, California and the Main Library is located at 13 South San Antonio Road Los Altos, California. The document is also available online at www.LosAltosCA.gov

DECLARATION:

Based on the Environmental Initial Study dated October 2013, the staff has determined that:

- The project site does NOT appear on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to by, the project proponent. A MITIGATED NEGATIVE DECLARATION will be adopted.

MITIGATED NEGATIVE DECLARATION PREPARED BY:

City of Los Altos
One North San Antonio Road
Los Altos, California 94022

LEAD AGENCY:

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One North San Antonio Road
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