NOTICE OF DETERMINATION

TO

☒ Office of Planning + Research
PO Box 3044
Sacramento, California 95812-3044

☒ County Clerk
County of Santa Clara
110 West Tasman Drive, 1st Floor,
Santa Clara, California 95134

FROM

City of Palo Alto, Planning Division
250 Hamilton Avenue
Palo Alto, California 94301

Contact: Emily Kallas, AICP
Phone: (650) 617-3125

SUBJECT:	Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.
PROJECT TITLE:	660 University Avenue Mixed-Use Project
PROJECT LOCATION:	The project site encompasses approximately 0.5 acres (22,526 square feet) across three parcels on the west side of University Avenue between Middlefield Road and Byron Street, with frontage on all three streets. The project site includes all of 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.
STATE CLEARINGHOUSE NUMBER	2022110095

PROJECT DESCRIPTION

The proposed project would involve merging the three existing parcels, demolition of the two existing on-site office buildings and the surface parking lot, and construction of a six-story mixed-use building with two levels of below-grade parking. Proposed uses include 1,984 square feet of office space, 70 residential units, and parking. The office space, a lobby and a fitness center would be located on the first floor. The five stories above the office space would be used for residential units.

The Draft EIR and Revised Final EIR are available online at:
https://www.paloalto.gov/Departments/Planning-Development-Services/Current-Planning/Projects/660-University-Ave

This is to advise that the City of Palo Alto (Lead Agency) has approved the proposed project evaluated in the Revised Final EIR, as described above, on December 1, 2025 and has made the following determinations regarding the above described project:

1. The project [☐will ☒will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. ☒
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. ☐
4. Mitigation measures [☒were ☐were not] made a condition of the approval of the project.
5. A mitigation reporting or monitoring plan [☒was ☐was not] adopted for this project.
6. For an EIR, a statement of Overriding Considerations [☐was ☒was not] adopted for this project.
7. For an EIR, findings [☒ were ☐were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Palo Alto, Development Services Center, 285 Hamilton Ave, Ground Floor, Palo Alto, California 94301

DocuSigned by: Emily Kallas EFA3557B6E9A43B...	Senior Planner	12/3/2025
Signature (Public Agency)	*Title*	*Date*

Date Received for filing at OPR: