City of Los Altos

NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE:
996 Lorraine Avenue Mixed Use Development

PROJECT LOCATION:
The project site is located at 996 Loraine Avenue, Los Altos, California 94024, within the County of Santa Clara (APN: 189-15-086).

SURROUNDING SETTING AND LAND USES:
The project site is currently developed with an approximately 2,240 square-foot, single-story commercial building, landscaping, and surface parking spaces. The landscaping on-site includes a variety of shrubs. There are a total of seven trees on and adjacent to the project site. Surrounding land uses include residences to the north, west, and east, office and commercial uses (including a U.S. Post Office) to the south and southeast. Permanente Creek is located approximately 285 feet east of the project site.

PROJECT DESCRIPTION:
The project proposes to demolish the existing improvements and construct a new three-story, mixed-use building totaling approximately 17,674 square feet. The proposed mixed-use building would include approximately 962 square feet of ground floor retail, a total of 12 residential units on the second and third floors and a rooftop terrace on the fourth floor.

The project would utilize the State Density Bonus Law and the City's Affordable Housing Ordinance to exceed the allowed maximum building height and requests waivers to the front and side setbacks, third story step-back, building recess guidelines, window and balcony orientation at the side yard, specifications for windows at the side yards, and parking and loading requirements.

PUBLIC COMMENT PERIOD:
From **June 25, 2025 at 8:00 am** to **July 14, 2025 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.

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 a public hearing on **August 21, 2025 at 6:00 pm**. The link to access the hearing will be posted on the City's website at: **https://www.losaltosca.gov//642/Agendas-and-Minutes**

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

Development Services Department located at City Hall (1 N San Antonio Rd, Los Altos, CA 94022) and at the Main Library at the Civic Center (13 S San Antonio Rd, Los Altos, CA 94022) during normal business hours. The documents are also available online at **https://www.losaltosca.gov//224/Environmental-Documents**

DECLARATION:
Based on the Initial Study dated June 2025, City 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
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LEAD AGENCY:

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