CITY OF LOS ALTOS

1 North San Antonio Road, Los Altos, CA 94022
www.losaltosca.gov

NOTICE OF EXEMPTION

To: Santa Clara County Clerk-Recorder
First Floor
110 W Tasman Drive
San José, CA 95134

Office of Planning and Research
P.O Box 3044, Room 113
Sacramento, CA 95812

From: City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Project Title: 996 Loraine Avenue - Mixed Use Development

Project Applicant/ Person or Agency Carrying Out Project: 996 Loraine LLC

Project Location/City: 996 Loraine Avenue, Los Altos, CA 94024

Public Agency Approving Project: City of Los Altos

Lead Agency Contact Person: Sean Gallegos **Phone Number:** (650) 947-2641

Description of Project: The project proposes to demolish the existing one-story, approximately 2,240 square foot commercial building, surface parking lot, and landscaping, and construct a new three-story, mixed-use building. The proposed mixed-use building would include approximately 962 square feet of ground floor retail, a total of 12 residential units (totaling 10,230 square feet) on the second and third floors, and an approximately 1,824 square foot landscaped rooftop terrace. The building would have a maximum height of 51 feet, two inches to the top of the elevator tower. The project would utilize the State Density Bonus Law 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.

Exempt Status: The following Exemptions are applicable to the project: Statutory Exemption. State Code Number PRC21080.66:

Reasons Why Project is Exempt: The project meets all the statutory exemption conditions and requirements pursuant to PRC 21080.66. The project site is less than 20 acres, located within the Los Altos city limits, on a previously developed rectangular lot that is surrounded by at least 75% urban uses. The project proposes land uses consistent with the General Plan and Zoning designation for the site, at a density of 60 units per acre. The site is not located in a coastal zone or subject to a certified local coastal program, nor is it designated as Prime Farmland or Farmland of Statewide Importance. There are no wetlands on-site. The site is not: located within a Very High Fire Hazard Severity Zone; identified as a hazardous site on the Cortese list; or located within an earthquake fault zone, special flood hazard area, or regulatory floodway. The project site is not identified for conservation or under a conservation easement. The site is fully developed with urban uses and does not contain any sensitive habitat. The project would not demolish a historic structure or include transient lodging. Tribal consultation and a Phase I Environmental Site Assessment have been completed for the project, and the necessary conditions of approval are required. The project site is more than 500 feet from a freeway and would not be subject to prevailing wage requirements because it is not a 100 percent affordable housing project or 85 feet or more in height.

Signature of Lead Agency Representative:



Sean Gallegos, Senior Planner

Date: November 10, 2025