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 – Vesting Tentative Map

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 is a Vesting Tentative Map to subdivide a 0.2-acre site to create 13 condominium lots and one common lot at 996 Loraine Avenue. The previously approved three-story mixed-use development consists of 962 square feet of ground floor commercial, a total of 12 residential units, including two low-income units.

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: January 28, 2026