



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

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

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

Project Title: Ax Sherwood Avenue Residential Project

Project Applicant/Person or Agency Carrying Out Project: Jia Li on behalf of Urbanscape Development

Project Location/City: 987, 994, 1005 Acacia Avenue and 966, 988, 994 Sherwood Avenue, Los Altos, CA 94024

Public Agency Approving Project: City of Los Altos

Lead Agency Contact Person: Brittany Whitehill **Phone Number:** (650) 947-2675

Description of Project: The project would demolish the existing commercial building and single-family residences on-site and redevelop the site with seven buildings containing a total of 33 townhouse units. The proposed townhouses would each be three stories with a private garage. The townhouse buildings would have a maximum height of 36.5 feet. The project would utilize the State Density Bonus Law to request one concession related to the affordable unit bedroom mix and waivers from development standards for commercial floor area, setbacks, building step-backs and articulation, open space, ground-floor design, window recesses, entrance orientation and design, loading requirements, and pedestrian-scaled entrance features.

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 previously developed parcels that are 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 30 units per acre. The project seeks one concession and waivers to deviate from various development standards. Since the project qualifies for the State Density Bonus Law, the concession and waivers are allowed and do not preclude a consistency finding for purposes of PRC Section 21080.66. 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 included. 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:



Brittany Whitehill, Senior Planner

Date: August 7, 2026