



**Community Development Department  
One North San Antonio Road  
Los Altos, California 94022**

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

### **PROJECT TITLE:**

First Street Green Office Building & Public Plaza

### **PROJECT LOCATION:**

The project site includes the following addresses in Los Altos, California 94022, within the County of Santa Clara:

- 101/111, 121, 127, 129, 139, 141, 145, and 151 First Street
- Public Parking Plaza 7 (portion), no situs address

APNs: 167-39-032 (portion), 167-39-040, 167-39-041, 167-39-042, 167-39-043, 167-39-043, 167-39-044, 167-39-045, 167-39-126 and 167-39-127.

### **PROJECT DESCRIPTION:**

The project consists of two components: an office building and a public park/plaza. The office building project includes the construction of a three-story commercial building above a three-level subterranean parking garage. The proposed office building would be approximately 77,000 square feet in size and includes a community room (approximately 1,000 square feet) and a café space (approximately 1,200 square feet), both of which would be on the southern ground floor portion of the structure, adjacent to the public plaza. The project would include 360 total parking spaces, consisting of 245 spaces to serve the office building, 8 spaces for the café, 67 replacement public parking spaces, and 40 new public parking spaces (with the potential to add another 39 spaces) in the parking garage as a community benefit.

The public park/plaza is proposed immediately adjacent to the office building and is approximately 22,000 square feet in size. The public park/plaza would host community events such as concerts, movie nights, farmer's markets, and festivals, with hours ranging up to 10:00 p.m. Pedestrian amenities include vegetated walkways, overhead trellising, and tree plantings. Recreational amenities include outdoor seating areas, play areas, a central lawn, a stage, a public bike repair station and increased bicycle parking.

### **SURROUNDING LAND USES AND SETTING:**

The approximately 1.5-acre site project site is currently developed with eight structures that house various commercial and retail businesses, and includes a portion of a paved surface public parking lot (Plaza 7 parking lot). The existing buildings are a mix of one- and two-story structures that are oriented toward First Street, with parking at the rear of the buildings accessed via the alley.

Directly across First Street from the site are a large Safeway grocery store and a two-story commercial office building. The grocery store is 40-45 feet in height and features a surface level parking lot with the store located above the parking at the second story level. As part of a development agreement, the grocery store parking lot is available for public use. To the south of the site is the Plaza North drive aisle that provides one-way vehicular access to the Plaza 7 parking lot and to the two- and three-story commercial buildings that front on State Street. To the east of the site is an existing narrow alley and two- and three-story residential buildings that front on

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101-151 First Street, Los Altos CA  
October 6, 2017

Second Street. To the north, across Shasta Street, is a two-story office building with a surface parking lot. To the north, on the other side of First Street, is a four-story residential building with one level of underground parking.

**PUBLIC COMMENT PERIOD:**

From **Friday, October 6, 2017 at 8:00 am** to **Monday, October 26, 2017 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 November 16, 2017 at 6:00 pm in the Community Chambers at City Hall located at One North San Antonio Road in the City of Los Altos. 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 Community Development Department located at City Hall and at the Main Library at the Civic Center during normal business hours. City Hall is located at One North San Antonio Road, Los Altos, California and the Main Library is located at 13 South San Antonio Road Los Altos, California. The document is also available online at [www.LosAltosCA.gov](http://www.LosAltosCA.gov).

**DECLARATION:**

Based on the Environmental Initial Study dated October 2017, the 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  
One North San Antonio Road  
Los Altos, California 94022

**LEAD AGENCY:**

City of Los Altos  
Community Development Department  
One North San Antonio Road  
Los Altos, California 94022

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_