



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
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February 16, 2024

Emailed: forrest@inhabiture.com

Forest Linebarger
785 Castro Street Suite A
Mountain View, CA 94041

Re: **Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map
294-296 Tyrella Avenue
PL-2023-102 and PL-2023-103**

Dear Forest Linebarger:

Thank you for your third application submittal for a **Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map** to construct a 6-story, 85-unit residential condominiums, a Heritage Tree Removal Permit to remove 6 Heritage trees and a vesting tentative map at **294-296 Tyrella Avenue**, an application the City received on **January 18, 2024**. After reviewing the application, the Planning Division has determined that all required submittal items have been received and your project application is now **complete**. Be advised, nothing in this letter constitutes an approval of the project.

Compliance with City Ordinances, Policies, and Guidelines

Per Government Code Section 65589.5(j)(2)(A), if the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity within 30 days of the date that the application for the housing development project is determined to be complete. As this project is inconsistent, not in compliance, and not in conformity with all objective standards and all applicable ordinances, and policies, the City will fully evaluate the inconsistencies and send written documentation to the applicant by March 15, 2024 (30 days from the date of this letter). Please note, that while the City provided project compliance comments during our initial application review period in a letter dated June 28, 2023, subsequent reviews focused on project application completeness. Therefore, additional inconsistent, non-compliant, or non-conforming items may be included in our next correspondence.

Compliance with the California Environmental Quality Act (CEQA)

A CEQA determination has not been made at this time. Upon preliminary review, the project requires a CEQA checklist prior to making a CEQA determination to ensure no potential environmental impacts. The following studies are expected to be required: confirmation of a

utility impact study and a historic resource assessment. Public Works Staff is currently working on the utility impact study to ensure there's sufficient utilities to accommodate the increased units and the applicant has confirmed they are preparing the historic assessment. However, it may be determined that additional studies are required upon subsequent reviews of the project. The City's determination of steps necessary to comply with CEQA and the scope of any environmental study required to comply with CEQA will be provided to you separately when available.

Conclusion

Please be advised that this summary does not constitute a final review. The proposed project may be subject to additional standard City conditions. Revisions to your plans may result in additional comments or requirements.

Thank you for the opportunity to review this application. If you have any questions, please contact me by phone at (650) 903-6306 or by email at krisha.penollar@mountainview.gov.

Sincerely,



Krishna Penollar
Project Planner