



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6306 | MountainView.gov

September 20, 2023

Victor Castillo
President
Syufy Enterprises LP
150 Pelican Way
San Rafael, CA 94901

**Re: Development Review Permit, Planned Community Permit, Sign Permit, Heritage Tree Removal Permit, and Vesting Tentative Map
1500 N. Shoreline Boulevard
PL-2023-128, PL-2023-129**

Dear Victor Castillo:

Thank you for your second application submittal for a **Development Review Permit, Planned Community Permit, Sign Permit, Heritage Tree Removal Permit, and Vesting Tentative Map** to construct seven 15-story residential buildings with above-ground wrap-around parking with a total of 1,914 residential units (20% of units, or 383 units, as affordable housing units), a nine-story, 100,000 square-foot fitness club building with a 164,000 square-foot parking structure, and 20,000 square-feet of retail space on an approximately 16-acre site at **1500 N. Shoreline Boulevard**, an application the City received on August 23, 2023. After reviewing the application, the Planning Division has determined that your application is **incomplete** pursuant to the Permit Streamlining Act.

Compliance with the California Environmental Quality Act (CEQA)

A CEQA determination has not been made at this time as additional information is needed. Upon preliminary review, the following studies are expected to be required: Noise, GHG, Air Quality, Transportation, Geotechnical, Biologist, and Utility Impacts. 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 made after the application is found complete pursuant to the Permit Streamlining Act's provisions.

Compliance with City Ordinances, Policies, and Guidelines

The City's review of the subject second application submittal focused on project application completeness review. Once the City has deemed the project application complete, the City will provide written analysis regarding the project's compliance with all objective standards and all applicable ordinances, policies, and guidelines within 60 days of the completeness determination pursuant to Government Code Section 65589.5(j)(2)(A)(ii). Please also note the previously

provided project compliance comments contained in the City's initial application review letter dated July 28, 2023.

Incomplete Items from all City Departments

The following are incomplete items that need to be provided in order to consider your application complete as indicated in the [City's Required Formal Application Checklist](#):

Planning Division – Aki Snelling, Project Planner, (650) 903-6306 or aki.snelling@mountainview.gov.

- 1. Floor Plans:** The following is not provided on the floor plan diagrams/Plan Sheets (P. A2.GP.01 for the park pavilion buildings) and is required:
 - a. Provide dimensioned floor plans for each amenity building. The floor plans for the park pavilion buildings only provide dimensions on one side of the park pavilion buildings.

- 2. Building Sections:** The following information is not included in the building section diagrams/Plan Sheets (P. A5.B-1.11 through P. A5.B-8.11) and is required:
 - a. Upon review of the section drawings, only one building section per building was provided which did not include sections at all adjacent streets and are not provided at a 1" = 10' scale. Because there are multiple streets around each site, building sections are required to be shown at all adjacent streets. Therefore, provide building sections at adjacent property lines indicating any grade differentials, fence height, retaining walls, ground slope, etc., at 1" = 10' scale. Please reference Section I of the City's Required Formal Application Checklist for all necessary plan section details.

- 3. Building Design and Elevations:** The following information is not included in the building design and elevation plan sheets (P. A5.B-1.01 through P. A5.GP.01 for height and elevations, and P. A5.B-1.11 through P. A8.04)) and is required:
 - a. Provide elevations of all sides of the buildings, including interior courtyards/podiums and roof screens in black line drawing. The black line elevations were not provided.
 - b. Include dimensioned/detailed drawings and/or manufacturer specs of roof equipment and screens. Dimension/detailed drawings of all roof equipment is required to be provided.

- 4. Project Information:** The following information is not included in the project information and is required:
 - a. For residential projects, storage area in square feet, including personal storage per unit, is required to be provided.

Public Works Department – Chong Hong, Senior Civil Engineer, (650) 903-6311 or chong.hong@mountainview.gov.

The following Public Works sections have reviewed the submittal: Land Development, Public Services, Solid Waste, Traffic, and Transportation.

- 5. Right-of-way or Easement Vacation Application:** The following information is not included as indicated in the City’s Required Formal Application Checklist and is required:
- a. A completed Application for Right-of-way or Easement Vacation when a project is requesting the vacation of the public easement(s) no longer needed or conflicts with proposed development. This application is processed concurrently with the Planning Permit(s). The application is available online at: www.mountainview.gov/landdevelopment.

Respond in writing to each comment by marking this comment list or by providing a separate letter. Indicate which detail, plan, specification, or calculation shows the required information by use of 1) corresponding revision numbers and 2) bubble or highlights for easy reference.

Staff Contact Information

Project incomplete items, comments, and corrections in this letter are provided from various City Departments. Please contact the appropriate point person listed below if you have questions regarding specific department/division comments.

- **Planning Division** – Aki Snelling, Project Planner, (650) 903-6306 or aki.snelling@mountainview.gov
- **Building Division** – David Basinger, Consulting Plan Checker, (650) 903-6313 or david.basinger@shumscoda.com
- **Neighborhoods and Housing Division** – Anna Reynoso, (650) 903-6379 or neighborhoods@mountainview.gov
- **Fire Department** – Brian Sackett, Fire Prevention Engineer, (650) 903-6313 or brian.sackett@mountainview.gov.
- **Public Works Department** – Chong Hong, Senior Civil Engineer, (650) 903-6311 or chong.hung@mountainview.gov
- **Community Services Department, Forestry Division** – Matthew Feisthamel, Urban Forest Supervisor, (650) 903-6247 or matthew.feisthamel@mountainview.gov.
- **Fire and Environmental Safety Division, Hazardous Materials** – Bryan Barrows, Hazardous Materials Specialist, (650) 903-6378 bryan.barrows@mountainview.gov.
- **Fire and Environmental Safety Division, Stormwater Pollution Prevention Program** – Carrie Sandahl, Urban Runoff Coordinator, (650) 903-6378 or carrie.sandahl@mountainview.gov

Additional Information Associated with the Project

Additional Fee Requirements

Cost-Recovery Expenses: This project is classified as a cost-recovery project, as it requires staff time beyond the amount covered within the scope of the standard application fee. In addition to providing the standard application fees required for this project, your initial deposit will be charged for each hour of staff time spent on this project from entitlement review through construction completion, if approved. As funds run low, City staff will contact you for additional funds to be provided in order to continue the project review.

Consultant Costs: This project may require additional studies completed by an outside consultant for which additional fees will be required. The amount due to the City will be equal to the complete consultant contract cost plus a 15% City administrative fee. Once we have received a scope of work and cost amount from the consultant, we will speak with you about the cost, payment schedule, and timeline.

Timeline, Process and Resubmittal

As part of the development review process, you are encouraged to conduct a neighborhood meeting to gather public input; however, this is not a requirement and would be conducted solely by the applicant. Additionally, this project will be required to undergo design review with the Development Review Committee (DRC), and be reviewed at Administrative Zoning/Subdivision Committee, and City Council public hearings. These meetings will be scheduled as the project moves forward through the review process; at minimum, notices for public hearings will be sent to property owners and tenants within 750' of the project site. Additionally, a project sign must be posted along each street frontage of the project site identifying the application request, along with contact information for the applicant and City staff. The sign template, along with detailed specifications, will be provided to you under a separate email once the project scope has been confirmed.

Once you have gathered the missing information and completed the necessary revisions to the application materials, please submit all revised materials electronically in .pdf format to the Planning Division for review at www.mountainview.gov/planning. All worksheets noted below are available on the Planning webpage: www.mountainview.gov/planningforms. Please submit the following:

- **Revised plans** – Submit revised project plans addressing the incomplete items and comments enclosed. To expedite review when submitting revised plans, please “cloud” each revision on the plan set.
- **Response to Comments** – Provide a response to City Department comments included and enclosed with this letter. Your response must note where (or how) you have addressed each comment for each City Department or explain how you have responded to each issue raised in this letter. Some comments may be for reference only.
- **Site Visit** – Staff would like to arrange a visit to the project site to take photos of the existing site and building conditions, along with the surrounding area.

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.

If the Planning Division does not receive a comprehensive response to this letter and any remaining fee payments within 90 calendar days, your application will be considered 'withdrawn' due to inactivity and the project file will be closed with no further review or notification. If you choose to move forward with your project after closure of the file, a new application form, fee, and submittal materials will be required to be submitted to the Planning Division.

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 aki.snelling@mountainview.gov.

Sincerely,

Aki Snelling

Aki Snelling
Project Planner