



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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

December 19, 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 third application submittal for a **Development Review Permit, Planned Community Permit, Sign Permit, Heritage Tree Removal Permit, and Vesting Tentative Map** to construct seven residential buildings, including 14- and 15-story 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 first received on June 30, 2023, with the third resubmittal received on November 20, 2023. After reviewing the application, the Planning Division has determined that your application is **incomplete** pursuant to the Permit Streamlining Act.

On June 30, 2023, you timely submitted an application for a development project (hereinafter "formal application") pursuant to Government Code Section 65941.1(d)(1). Upon review of the formal application, the City determined the formal application was incomplete and, on July 28, 2023, the City timely notified you in writing of its incompleteness determination and informed you what information was needed to complete the formal application pursuant to California Government Code Section 65941.1(d)(2).

On August 23, 2023, you resubmitted your formal application within 90 days of the City's incompleteness letter as required by California Government Code Section 65941.1(d)(2); however, your resubmittal did not provide all the **specific information needed to complete the application**, as described in the City's letter. Because you failed to submit all of the information needed to complete your formal application within 90 days after receipt of the City's

incompleteness letter, pursuant to California Government Code Section 65941.1(d)(2)¹ your preliminary application expired on October 26, 2023.

However, to the extent the City has discretion to extend the timeframe for you to comply with subsection (d)(2) and submit the specific information needed to complete the application, the City is willing to allow you one final opportunity to submit a complete application by mutual agreement of the City and the applicant.² The City hereby agrees to extend the deadline for you to provide the specific information needed to complete your formal application by 90 days from the date of this letter. If you have not submitted the information needed to complete your application within 90 days after the date of this letter (specifically, by **Monday, March 18, 2024**), the provisions of Government Code Section 65941.1(d)(2) will control, and your preliminary application will have no further force or effect.

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 third 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.

¹ Government Code Section 65941.1(d)(2) provides: "If the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent *shall submit the specific information needed to complete the application within 90 days* of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application *shall expire* and have no further force or effect." (Emphasis added.)

² Note that if the City becomes aware of contrary authority restricting its ability to agree to an extension of Government Code Section 65941.1(d)(2)'s deadline for you to complete your formal development application, and your preliminary application is determined to have expired, it may affect which development standards apply to your application.

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. Building Sections:** The following information is not included in the new and revised building section diagrams/Plan Sheets (P. A5.B-1.11 through P. A5.B-8.11) and is required:
 - a. Provide building sections at adjacent property lines indicating any grade differentials and ground slope.

Section I of the City's Required Formal Application Checklist (checklist) specifically requires height measurements from adjacent grade and top-of-curb to top-of-wall plates. These measurements were not provided in the new and revised building section diagrams. Further, the plate heights of each floor are not provided and/or labeled as required by the checklist. The section drawings do not include the above required information and are, therefore, incomplete. Please reference Section I of the checklist for all necessary plan section details. Please incorporate the identified incomplete building section items in your next submittal.

- 2. 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 per the checklist:
 - a. Provide elevations of all sides of the buildings, including interior courtyards/podiums and roof screens in black line drawing.

The east elevation of Building B-6 showing the narrow corner of the building is missing. All side elevations of the building must be provided as noted above. Additionally, please provide the elevations of interior courtyards/podiums of all buildings. The interior courtyard/podium elevations should be drawn as if standing within the interior courtyard/podium. These are required as noted above per the checklist. The application is incomplete without the above required elevations. Please incorporate the above required items in your next submittal.

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.

- 3. Utility Clearance Letters.** The application includes a requested vacation of public easements including PUEs and PSEs as listed on Sheet TM2.3 and shown on “Easement Vacation Exhibit”. Where the project requires public easement vacation, the Submittal Checklist for the Planning Application requires completion of the easement vacation application. Among the submittal requirements are Utility Clearance Letters from utilities with facilities and a property interest in the public easements demonstrating approval by the utility companies of the vacation of the public easements.

This standard submittal requirement has been part of the Planning Application Checklist for some time, including at the time the preliminary application was submitted on February 24, 2023. The City’s first incomplete determination letter dated July 28, 2023, identified that this information was missing. The information was not included with the applicant’s resubmittal received on August 23, 2023, and the City again provided written notice of the deficiency on September 20, 2023. The information was not included with the applicant’s third submittal received on November 20, 2023, and as of the date of this letter, the formal application remains incomplete due to the omission of the clearance letter. Rather than provide the required clearance, applicant submitted a communication from PG&E clearly stating that PG&E was not approving the vacation, and that it would consider approval at a later time if and after its facilities were relocated, but reserved the right to consent to the vacation. To complete your application, you must either receive PG&E’s approval to abandon the public easements or modify the project so that it may be developed without abandoning the public easements.

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.

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 within 90 days all of the specific information identified in this letter needed to complete the application, the provisions of Government Code Section

65941.1(d)(2) will control and the preliminary application will have no further force or effect, which will impact the development standards that apply to the project.

In addition, if the Planning Division does not receive a comprehensive response to this letter and any remaining fee payments within 90 calendar days, the formal 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 a development project on the site 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,

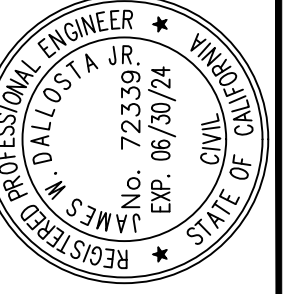
A handwritten signature in cursive script that reads "Aki Snelling".

Aki Snelling
Project Planner

**Shoreline Gateway Development
Vesting Tentative Map Easement Table**

Easement Number from Map	Easement Title	Document Reference	In Favor of/ For the Purpose of	Easement occurs in APN(s):	Project APN(s)	Public or Private	Request to be Vacated?	Easement Area to be Vacated (SF)	Easement vacation of original extents?	Easement vacation completely within the parcel	Existing facilities in the easement? Which ones?	Relocation or Vacation?	Time of Vacation Before building permit, at end of construction, post construction
1	5' PUBLIC UTILITY EASEMENT	7567 O.R. 590	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC UTILITIES, WIRE CLEARANCE, AND INCIDENTAL PURPOSES.	116-13-030, 116-13-027	116-13-030	Public	Yes	5,284	Yes	Yes	Yes, Fire Water Service	Vacation	Post Construction
2	5' PUBLIC UTILITY EASEMENT	7567 O.R. 590	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC UTILITIES, WIRE CLEARANCE, AND INCIDENTAL PURPOSES.	116-13-030, 116-13-027	116-13-030	Public	Yes	5,284	Yes	Yes	Yes, Storm Drain	Vacation	Post Construction
3	40' PUBLIC SERVICE EASEMENT	DN J832 O.R. 1421	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC SERVICE, AND INCIDENTAL PURPOSES.	116-13-030	116-13-030	Public	Yes	7,997	Yes	Yes	Yes, Gas, Electrical, Storm Drain, Sewer, Water Service, Street Lighting	Vacation	Post Construction
4	20' SIDEWALK EASEMENT	581 M 37-78	CITY OF MOUNTAIN VIEW AN EASEMENT FOR SIDEWALK EASEMENT AND INCIDENTAL PURPOSES.	116-13-030	116-13-030	Public	Yes	7,804	Yes	Yes	Yes, Sidewalk	Vacation	Post Construction
5	20' PUBLIC SERVICE EASEMENT	581 M 36-37	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC SERVICE, AND INCIDENTAL PURPOSES.	116-13-030	116-13-030	Public	Yes	19,533	Yes	Yes	Yes, Water Service	Vacation	Post Construction
6	90' STREET EASEMENT AND PUBLIC UTILITY EASEMENT	169 O.R. 465	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC USE AS A STREET, PUBLIC UTILITIES, AND INCIDENTAL PURPOSES.	116-13-030	116-13-030	Public	No	-	Easement to remain	Easement to remain	Yes, Gas, Electrical, Storm Drain, Sewer, Water Service, Street Lighting	Infrastructure to remain	N/A
7	45' STREET EASEMENT, AND PUBLIC UTILITY EASEMENT	5587 O.R. 360	CITY OF MOUNTAIN VIEW AN EASEMENT FOR PUBLIC USE AS A STREET, PUBLIC UTILITIES, AND INCIDENTAL PURPOSES.	116-13-030	116-13-030	Public	No	-	Easement to remain	Easement to remain	Yes, Electrical, Storm Drain, Water Service, Street Lighting	Infrastructure to remain	N/A
TOTAL								45,902					

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BKF ENGINEERS
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com



SHORELINE GATEWAY
APN 116-13-030
1500 N SHORELINE BLVD

EASEMENT DISPOSITION TABLE

Date: 11/17/2023	No. 1	Revisions
Scale: AS SHOWN	1	CITY RESUBMITTAL
Design: DS		
Drawn: BA		
Approved: JD		
Job No: 20230519		

Drawing Number:
TM2.3
8 OF 19



LEGEND
 EXISTING PROPERTY LINE
 EXISTING EASEMENT LINE
 EXISTING EASEMENT TO BE VACATED

SHORELINE GATEWAY

1500 N. SHORELINE BLVD, MOUNTAIN VIEW CA, 94043

EASEMENT VACATION EXHIBIT

BKF ENGINEERS
 255 SHORELINE DRIVE
 SUITE 200
 REDWOOD CITY, CA 94065
 (650) 482-6300
 www.bkf.com

No.	Revisions

Date: 11/06/2023
 Scale: AS SHOWN
 Design: DS
 Drawn: BA
 Approved: JD
 Job No: 230519

Drawing Number:
1 OF 1