



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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February 29, 2024

Victor Castillo  
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**Re: Development Review Permit, Planned Community Permit, Sign Permit, Heritage Tree Removal Permit, and Vesting Tentative Map**  
1500 N. Shoreline Boulevard (APN: 116-13-030)  
**PL-2023-128 and PL-2023-129**

Dear Victor Castillo:

Thank you for your fourth 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 (APN: 116-13-030)**, an application the City first received on June 30, 2023, with a fourth submittal received on January 31, 2024. After reviewing the application materials, the Planning Division has determined that all required submittal items have been received and the 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 60 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 April 26, 2024 (60 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 July 28, 2023, subsequent reviews focused on project application completeness. Therefore, additional inconsistent, incompliant, or non-conforming items may be included in our next correspondence.

*Compliance with the California Environmental Quality Act (CEQA)*

The project's environmental review analysis and documentation under CEQA will "tier" off previously adopted environmental impact reports (EIR) in the project area. These EIRs include the 2017 North Bayshore Precise Plan Subsequent EIR (SEIR) and subsequent 2021 Gateway Master Plan Addendum, and the 2023 North Bayshore Master Plan SEIR. It is anticipated that the project may result in new or more substantially severe significant impacts than analyzed and disclosed in previous environmental review documents. Additionally, the project, as proposed, would exceed the amount of development assumed for the project site and cumulatively in the North Bayshore Precise Plan area compared to the study parameters from the previously certified environmental documents. Therefore, a project-level Subsequent EIR is anticipated as the appropriate project-level CEQA analysis and documentation.

Furthermore, the following studies are expected to be required as the key environmental issues for the project: Cultural Resources/Tribal Cultural Resources Assessment, Noise, Greenhouse Gas (GHG), Air Quality, Phase II Analysis, Hazards and Hazardous Materials, Noise and Vibration, Transportation (including Vehicle Miles Traveled and Multimodal Transportation Analyses), Biological Resources, Energy, Hydrology and Water Quality, Population and Housing, Public Services and Recreation, and Utility and Service Systems. However, it may be determined that additional studies are required upon subsequent reviews of the project. The City's determination of steps necessary and the scope/cost of any environmental study required to comply with CEQA will be provided to you separately.

*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 [Aki.Snelling@mountainview.gov](mailto:Aki.Snelling@mountainview.gov).

Sincerely,

*Aki Snelling*

Aki Snelling  
Project Planner