



December 20, 2023

Emailed: Kevin DeNardi

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Albert Wang
DeNardi Wang Homes
4962 El Camino Real, Suite 223
Los Altos, CA 94022

Development Review Permit, a Planned Community Permit, and a Vesting Tentative Map
1919-1933 Gamel Way, 574 Escuela Avenue and 1970 Latham Street
PL-2023-174 & PL-2023-175

Dear Albert Wang:

Thank you for your second application submittal for a **Development Review Permit, a Planned Community Permit, and a Vesting Tentative Map** to construct a six-story, 216 condominium unit residential development (20% affordable units) with underground parking, replacing 29 rental units, to remove 14 Heritage trees, and a Vesting Tentative Map to create one new parcel for 216 residential condominium units, on a 2.3-acre project site (that includes a current public street Gamel Way, proposed to be vacated) located at **1919-1933 Gamel Way, 574 Escuela Avenue and 1970 Latham Street**; an application the City first received on July 27, 2023, with the second submittal received on November 22, 2023. After reviewing the application, the Planning Division has determined that your application is **incomplete** pursuant to the Permit Streamlining Act.

On July 27, 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 August 25, 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 Government Code Section 65941.1(d)(2).

On November 22, 2023, you resubmitted your formal application within 90 days of the City's incompleteness letter as required by 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 Government Code Section 65941.1(d)(2)ⁱ your preliminary application expired on November 23, 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.ⁱⁱ 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 **Tuesday, March 19, 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: Historic/Cultural Resource Assessment, Noise, GHG, Air Quality, Phase II Analysis, Transportation (including Vehicle Miles Traveled and Multimodal Transportation Analyses), and Utility impacts (Utility Impact Study). 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 August 25, 2023.

Incomplete Items from all City Departments

ⁱ 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.)

ⁱⁱ 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.

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](#):

Public Works Department – Renee Gunn, Civil Engineer, (650) 903-6311 or
Renee.Gunn@mountainview.gov

Trash/Recycling Management:

1. Complete a TRASH MANAGEMENT PLAN FOR NEW DEVELOPMENT/ REDEVELOPMENT in compliance with City trash and recycling requirements available online at: www.mountainview.gov/landdevelopment. Provide a Trash Management Plan for both the project site and the 1970 Latham Ave site.
2. From the Trash Management Plan, show trash/recycling location, bin layout, chute vestibules, sections/clearances, dimensions, staging area(s), and on-site collection truck circulation in plans. Demonstrate trash enclosure(s) and staging area(s) comply with sight distance at driveways and street corners (for corner lots) in accordance with Public Works Department Standard Details available at: www.mountainview.gov/standarddetails

Conceptual Civil Drawings, including:

3. Conceptual Utility Plans showing:
 - a. Existing and proposed utility services (sewer, water, storm, gas, and electric) and their connections to City mains. Label existing utility services to be abandoned or reused.
4. Include required SUBDIVISION APPLICATION MATERIALS based on type of map requested, which are available online at: www.mountainview.gov/planningforms.
 - a. To create the parcel shown in the Vesting Tentative Map, a Lot Line Adjustment is required. The applicant must apply for a Lot Line Adjustment in addition to the Vesting Tentative Map. The plat and legal for the lot line adjustment was submitted, but a separate application is required for this permit.
5. A TRANSPORTATION DEMAND MANAGEMENT (TDM) A TDM report prepared by a transportation professional must be submitted. The TDM Program must achieve a 5% peak hour trip reduction as required by the City's adopted Greenhouse Gas Reduction Program for residential projects. The TDM Program must include: a project description, project-level a.m./p.m. peak period vehicle trips, percent and total count of required trip-reduction targets, detailed description of program offerings to meet established trip reduction targets which will be required for the life of the project, and acknowledgement of annual monitoring and reporting to the City.
6. STREET VACATION. The street vacation application and tract map approval letters from 2020 were submitted. As this is a new project and agency policies may have changed, new Utility Clearance Letters are required.

Neighborhoods and Housing Division – Anna Reynoso, (650) 903-6379 or
neighborhoods@mountainview.gov

7. Submit a Tenant Relocation Assistance Compliance Plan,
<https://www.mountainview.gov/home/showpublisheddocument/2402/637957368640770000>.

These standard submittal requirements have been part of the Planning Application Checklist for some time, including at the time the preliminary application was submitted on February 23, 2023. The City's first incomplete determination letter dated August 25, 2023, identified that this information was missing. The information was not included with the applicant's resubmittal received on November 22, 2023, and as of the date of this letter, the formal application remains incomplete due to the omission of these items.

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.

Tenant Relocation Costs: This project may require relocation assistance for tenants. The cost of the City's tenant relocation services provider/ consultant is borne by the applicant. and subject to a funding agreement with the City.

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 an 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. 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 or explain how you have responded to each issue raised in this letter.
- **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 Margaret.Netto@mountainview.gov.

Respectfully,

Margaret Netto

Margaret Netto
Project Planner