



August 16, 2024

Albert Wang  
DeNardi Wang Homes  
4962 El Camino Real, Suite 223  
Los Altos, CA 94022  
Sent via email to: [albert@denardiwang.com](mailto:albert@denardiwang.com)

**Development Review Permit, a Planned Community Permit, Heritage Tree Removal, and a Vesting Tentative Map**  
1919-1933 Gamel Way, 574 Escuela Avenue and 1970 Latham Street  
**PL-5813 (formerly PL-2023-174 & PL-2023-175)**

Dear Albert Wang:

The City received your third application resubmittal for a **Development Review Permit, a Planned Community Permit, Heritage Tree Removal, 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 first resubmittal received on November 22, 2023, the second resubmittal on March 19, 2024, and the third resubmittal on July 17, 2024. 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.

On March 19, 2024, 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 which stated that the project would be withdrawn if not determined to be complete during this round of review. However, because this was the only Builder’s Remedy project that remained incomplete and the City is committed to supporting the advancement of housing development projects, the City provided you one final opportunity to submit a complete application. The City at that time communicated in writing that if you did not submit the information needed for the City to consider your application complete within 90 days after the date of that letter, the provisions of Government Code Section 65941.1(d)(2) would control, and **your preliminary application would have no further force or effect.**

On July 17, 2024, 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, as indicated above, your resubmittal still does not provide all the specific information needed to complete the application, as described in the City’s letter which stated that the project would be withdrawn if not determined to be complete during this round of review.

#### **Incomplete Items from all City Departments**

The following are items previously disclosed to you by the City and that should have been provided in order for the City to have deemed this application complete as indicated in the [City’s Required Formal Application Checklist](#):

**Housing Department–** Anna Reynoso, (650) 903-6379 or [neighborhoods@mountainview.gov](mailto:neighborhoods@mountainview.gov)

Tenant relocation form was provided with this resubmittal, but is still incomplete, the following items were not submitted as required by Section 36.38.25 of the City Code (Relocation Assistance Procedure):

1. Funding for Relocation Assistance Consultant: Within 30 days of filing a formal application (in this case, August 25, 2023), developer will enter into an agreement with the City to fund the relocation consultant. The required consultant fee, to be paid by the applicant, is \$36,685.
2. Escrow Account: Within 30 days of filing a formal application (in this case, August 25, 2023), funds must be submitted into an escrow account for the estimated relocation assistance payments. The full payment amount, to be paid by the applicant, is \$332,250.

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 resubmittals received on November 22, 2023, or on March 19, 2024, or the recent resubmittal on July 17, 2024, and as of the date of this letter, the formal application remains incomplete due to the omission of these items.

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](mailto:Margaret.Netto@mountainview.gov).

Respectfully,

*Margaret Netto*

Margaret Netto  
Project Planner

cc (via email): kdenardi@denardiwang.com  
Kevin DeNardi