



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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January 2, 2025

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

**Re: Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map
1919-1933 Gamel Way, 574 Escuela Avenue & 1970 Latham (APN: 154-21-007 thru 011 and 154-21-013)
PL-2023-154 & PL-2023-155**

Dear Albert Wang:

The application for a **Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map** at **1919-1933 Gamel Way, 574 Escuela Avenue & 1970 Latham (APN: 154-21-007 thru 011 and 154-21-013)** was deemed complete by the City on November 5, 2024. As described in the completeness letter (referenced above), the next step in the development review process for the City is to provide the applicant with written documentation identifying applicable standards with which the proposed housing development project is inconsistent and an explanation of the reason or reasons the City considers the housing development to be inconsistent with such standards. Therefore, as the Housing Accountability Act requires, this letter provides the City's analysis documenting inconsistencies within 60 days after the housing development application was determined to be complete.

Compliance with the California Environmental Quality Act (CEQA)

Environmental review is underway for the project and the City's environmental consultant is in the process of evaluating the proposed project's consistency with Appendix G and Appendix N of the CEQA Guidelines through completion of a CEQA checklist to determine whether potential environmental impacts exist. The following studies, which were communicated to the applicant in prior

correspondence, are required to analyze the project: Utility Impact Study and Multimodal Transportation Analysis (MTA). However, it may be determined that additional studies are required upon subsequent review of the project.

Compliance Items

Although the Housing Accountability Act limits the City's ability to deny a qualifying Builder's Remedy project or condition it in a manner that would render the project infeasible for affordable housing development, the Housing Accountability Act does not prohibit the City from requiring a proposed housing development project to comply with objective, quantifiable, written development standards, conditions, and policies, provided that these requirements accommodate development at the density permitted on the site.

The City has determined this project is inconsistent or not in compliance, or not in conformity with the applicable, objective plans, programs, policies, ordinances, standards, and requirements identified herein. These inconsistencies must be addressed during the entitlement stage, or, if the inconsistencies are not addressed but the project is approved, the City will adopt conditions of approval to enforce compliance. The City has also identified potential inconsistencies with development standards that must be addressed prior to the issuance of building permits for the project that the applicant may wish to address through project modifications at the entitlement stage to avoid post-entitlement delays or plan set modifications. In addition, the application package does not provide sufficient information for the staff to evaluate the project's consistency with applicable, objective standards. Finally, there are a number of objective standards that the project conflicts with, but that do not apply to a Builder's Remedy project.

Therefore, the consistency analysis below is broken up into four sections:

- A. **Inconsistencies or non-compliant items that must be addressed during the entitlement stage.** These are applicable, objective standards that must be addressed in the next project submittal or that will become recommended conditions of project approval. The City believes that the project can be modified to comply with these standards without impacting the project's proposed density or the project's feasibility.
- B. **Potential inconsistencies/non-compliance.** These are applicable, objective standards that must be addressed, but where it is unclear to staff if the project complies. Additional, clarified and/or corrected information is needed in these areas to determine

if the project complies with these applicable standards, and they are noted as potential inconsistencies for the applicant to address.

- C. **Applicable, objective standards that may affect the project's design.** These are applicable, objective standards that must be addressed before the project receives building permits, should the City approve the project. Although the applicant is not required to address each of these comments during the entitlement phase, the City believes that further changes to the project may be required. In an effort to streamline post-entitlement permitting and avoid future redesigns, City staff is raising these future compliance issues for the applicant's information and to provide the applicant with the opportunity to confirm that its plans conform with the Building Code and other applicable standards necessary to obtain building permits.

- D. **Other inconsistent or non-compliant items.** Because the housing development project as proposed would be eligible for the Builder's Remedy, objective standards that would otherwise apply cannot be used by the City to deny or condition the project. Although the City hopes the applicant will attempt to address some of these items, inconsistencies with these standards are not required, and the standards are provided for informational purposes only.

Each section provides an individual table containing City comments from all reviewing departments, as follows:

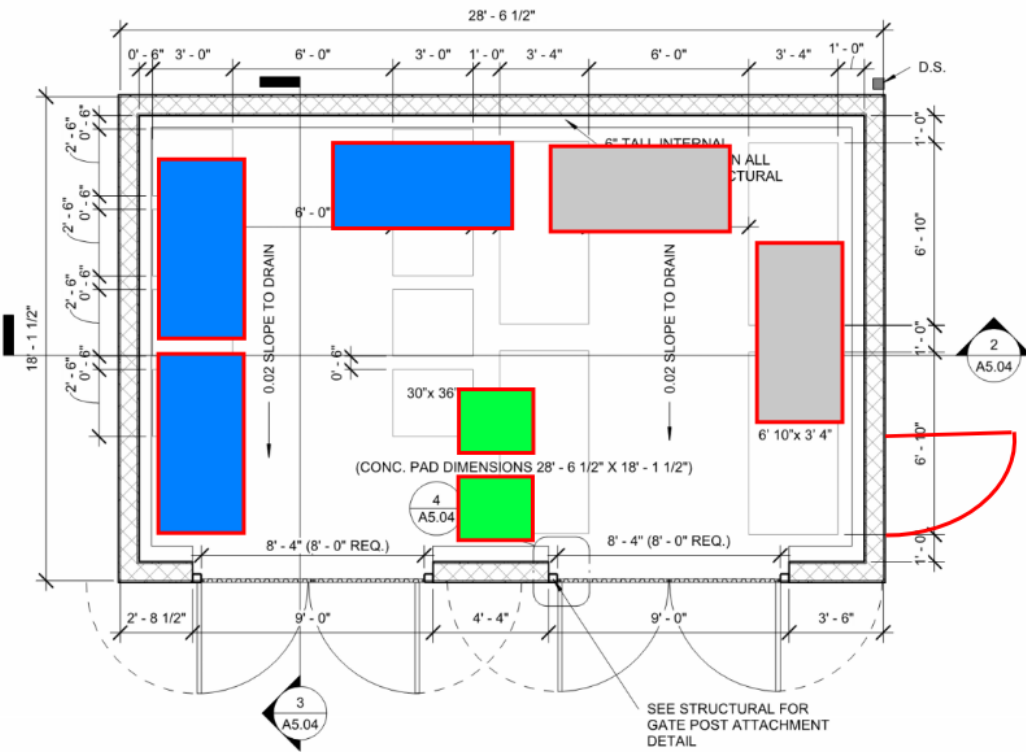
A. Inconsistencies or non-compliant items that must be addressed during entitlement stage.

The project is inconsistent with the development standards and/or code requirements identified in the following table (below), which must be addressed in the next project submittal or, if not addresses, will become conditions of approval. Where feasible, staff has identified potential options for improvement.

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
A.1	Lot Line Adjustment	Lot Line Adjustment between the vacated Gamel Way and 1970 Latham Street	The proposed lot line adjustment is shown on TM 1.0. Additionally, a plat and legal for the LLA has been submitted.	Submittal of the LLA Planning application and fee is required.
The requirements and procedures for Lot Line Adjustments are in Section 28.18 of the City Code				
Street vacation requirements and procedures are in State law and Section 27.18 of the City Code				
A.2	Trash Management Issues	Trash Management Plan must meet the Trash & Recycling Space Guidelines	Plans do not completely comply with Solid Waste service level requirements and pick up guidelines.	Provide Stress pad at both pick up locations. Staging area for Gamel Way site as shown in the Trash Management Plan is not shown on the project plans. This proposal conflicts with the proposed curb, sidewalk and trees. Revise the plans to incorporate the staging area.
<p>1970 Latham Ave Sheet T0.0 – 1970 Latham Enclosure Design</p> <ul style="list-style-type: none"> ○ Label the sheet as trash enclosure for 1970 Latham so it is clear what site the trash enclosure is for. ○ Reduce the almost 3’ gap between the CMU walls and the metal enclosure roof. Large gaps like this can encourage people to throw their bags of waste over the top of the wall instead of walking into the enclosure and putting trash bags directly in the collection containers. ○ Provide a pedestrian door for residents to access the trash room. To fit the collection containers with a pedestrian door, please see the attached example layout. The number of trash bins can be reduced to 2 – 3yd bins and 1 – 3yd bin for paper 				

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
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and 1 – 2yd bin for container recycling (optional fifth bin for cardboard only or extra trash bin). Please note, 2 – 64 gal compost cart are need and have been added to the trash room in the example layout.



Gamel Way Site

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
<p>For the Gamel Way site, the stress pad is where the truck sits during collection. Show the concrete stress pads on the next submittal. Design the concrete pad(s) to withstand the weight of a 60,000 pound collection vehicle.</p> <p>The proposed staging plan is not reflected on the other plan sheets and conflicts with the proposed sidewalk and trees. It appears that ATM is proposing a duck out for the bins. The property owner would be responsible for moving the bins to the duck out and the Recology will pick up the bins from the staging area. The bin staging area is only showing 3 bins and needs to reflect at least 6 bins to accommodate the maximum number of bins that could require staging on the same day. Create a cart staging area separate from the bins for the hauler to access the compost carts using the sideloader vehicle with arm on the right-hand side of the truck.</p> <p>. Recology will not relocate compacted bins, so the pickup strategy shown in the Trash Management Plan is correct. The non-compacted bins can be relocated by Recology, so they can be placed closer to each other. The compost carts can be placed at the curb and not within the trash staging area that is inset from the driveway.</p>				
A.3	Street Lighting	Street Lighting per Standard Detail E-1A & E1-B	The photometrics of the proposed street light configuration does not meet the mid-block crossing requirements.	Add an additional streetlight at the mid-block crossing or relocate the proposed new streetlights to provide sufficient lighting at the mid-block crossing.
<p>City Standard Details E-1A & E1-B detail the construction of a streetlight and the illumination levels at signalized intersections and mid-block crosswalk. The table on E-1B indicates that a mid-block crosswalk should be an average of 3.4 fc. The photometric plan sheet (P1) Shows an average of 0.23 fc at the mid-block. Typically, a streetlight is required immediately adjacent to the mid-block crossing to meet these requirements.</p> <p>The heads on the streetlight can also be upgraded to provide additional foot candles.</p>				

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
Sr. No.	Planning – Code Requirements & Standard Details	Requirements	Proposed	Compliance
The project is inconsistent with the following standards:				
A.4	Personal Storage	500 cubic feet	164 cubic feet per unit	Non-compliant. The project does not meet personal storage requirements.
<p><i>Personal Storage Comments:</i> The proposed project includes additional opportunities throughout the parking facilities (e.g., above parking stalls on the ground level garage) and amenity areas that can accommodate additional personal storage units. The applicant may identify additional storage areas throughout the floor plan adjustments. Some development projects in Mountain View have placed personal storage rooms on upper floors or provided individual storage closets (directly accessible from interior hallways throughout a development).</p>				

B. Potential inconsistencies/non-compliance.

The project may be inconsistent with the following development standards and/or code requirements, which may need to be addressed by the project but require additional, clarified or corrected information to determine the degree of non-compliance.

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
B.1	Public Right-of-Way Improvements	<p>No private project improvements may encroach into the public right-of-way, and public right-of-way improvements must be consistent with Municipal Code Section. 27.57, City Standard Details and other State/Federal Regulations including:</p> <ul style="list-style-type: none"> - Driveway Sight Triangles: Structure encroachments are not allowed within the driveway sight triangles. - Public Crosswalk(s): Convert existing mid-block crossing along the project frontage and two of the crosswalks at the Escuela Ave and 	<p>Public Right of Way Improvements:</p> <ul style="list-style-type: none"> - Driveway Sight Triangle: Structure is encroaching into the triangle. - Public Crosswalk(s): Compliant details for the crosswalk are not provided. 	<p>Compliance is unclear. Additional information is required:</p> <ul style="list-style-type: none"> - Indicate the type of boxes labeled P5 immediately north of the driveway. They are required to be under 36” tall as they are within the driveway sight triangle. - Material for the crosswalks is not indicated on the plans.

		<p>Latham Ave crosswalk to a high-visibility thermoplastic ladder crosswalk with advanced stop bars, or yield lines and applicable signs per Caltrans Standard and California Manual on Uniform Traffic Control Devices. See comment below.</p>		
<p><i>(Public Crosswalks)</i> Consistent with Caltrans standard (A24F) and CA MUTCD, convert existing mid-block crossing along the project frontage and two of the crosswalks at the Escuela Ave and Latham Ave intersection to a high-visibility thermoplastic ladder crosswalk with advanced stop bars and applicable signs to the satisfaction of the City Traffic Engineer. Design dimensions will need to be reviewed by the City. https://dot.ca.gov/-/media/dot-media/programs/design/documents/locked-2023-std-plans-dor-a11y.pdf</p> <p><i>(Driveway Sight Triangles):</i> At all driveways, including driveways that are adjacent to the project site and not part of the project, the driveway shall be compliant with Pedestrian and Vehicular Triangles of Safety per the latest City Public Works Standard Detail A-22. The Project will be required to remove or modify all objects, including, but not limited to landscape, hardscape, poles, posts, bollards, signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, structures (including columns), parking stalls, etc. that are not compliant with safety triangle height and clearance requirements. See City Standard Details A-22 for further reference.</p>				

Sr. No.	Planning Department Requirements	Requirements	Proposed	Compliance
B.2	Pavement Coverage	20% of site maximum outdoor area dedicated to automobile use	Information not included	Information not included. Provide information to determine if project meets pavement coverage requirement.
B.3	Open Area	55% minimum 55,344 square feet, which includes a minimum of 40 square feet of private open space (yards, deck, balconies per unit)	65% 63,464 square feet 50 square feet per unit	Information needs to be verified. Adequate information was not submitted to make a clear determination.
Sr. No.	Housing Department Code Requirements & Standards	Requirements	Proposed	Compliance
The project is inconsistent with the following standards:				
B.4	Affordable Housing Compliance Plan	A complete and compliant Affordable Housing Compliance Plan must be submitted	Affordable Housing Compliance Plan was submitted in August of 2024.	Incomplete and Inconsistent The attachments listed on Page 4 of the Affordable Housing Compliance Plan must be submitted. These include: <ul style="list-style-type: none"> • Maps indicating the proposed location within the development and sq.ft. of BMR and market-rate units. • Construction and completion schedule of BMR & market rate units. • Phasing of BMR units (if applicable). • Comparison of bedrooms, fixtures, and access to amenities for the market-rate units and on-site BMR units.

			<ul style="list-style-type: none"> • Anticipated initial HOA dues rate per household. <p>Applicant has listed the total number of BMR units as 73. This has been calculated using the required 44 BMR units and adding 29 replacement units.</p> <p>Note that: the required number of BMR units is 44, <i>inclusive</i> of the 29 replacement units.</p> <p>Under builders remedy law, the 15 non-replacement units must be offered at or below 80% AMI.</p> <p>The 29 replacement units will be set at the AMI levels of previous tenants. This income verification was completed by Associated Right of Way Services, in October 2022.</p> <p>To summarize, the applicant must meet the AMI levels of the 29 replacement units in the following ways:</p> <table border="1" data-bbox="1383 1141 1919 1347"> <thead> <tr> <th>AMI limit</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Below 50%</td> <td>9</td> </tr> <tr> <td>50-80%</td> <td>17</td> </tr> <tr> <td>80-120%</td> <td>3</td> </tr> <tr> <td>TOTAL</td> <td>29</td> </tr> </tbody> </table>	AMI limit	Units	Below 50%	9	50-80%	17	80-120%	3	TOTAL	29
AMI limit	Units												
Below 50%	9												
50-80%	17												
80-120%	3												
TOTAL	29												

				An updated and complete affordable Housing Compliance plan is required.
B.5	Plan Set with all BMR units indicated	Applicant must submit plan set with BMR units clearly indicated.	Plan set provided denotes the 29 replacement units.	An updated plan set that reflects all 44 BMR units is required.

C. Applicable, objective design standards that may affect the project design.

The project may be inconsistent with the following objective development standards and/or code requirements, which must be addressed before the project receives building permits, should the City approve the project. Although the applicant is not required to address these comments during the entitlement phase, City staff is raising these future compliance issues for the applicant’s information as they may substantially impact the project design.

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
C.1	Public Utility Easement(s)	Public Utility Easements (PUEs) shall be provided along any front, side or rear lot or across lots as required by the Public Works Director per Municipal Code Section 28.9.05 and Section 28.9.15 , where needed for the installation, operation and maintenance of utilities and utility accessories.	8’ PUE is provided.	A 10’ wide PUE is recommended.

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
<i>Public Utility Easement Comments:</i> Update the plans to show layout and dedication of a 10’ PUE to accommodate the proposed and relocated utility boxes along project frontages, per Municipal Section. 28.9.05 and Section 28.9.15 .				
C.2	Roadway Repair	Half street grind and overlay are required to repair pavement damages from utility trenching and construction. Additionally, all striping damage from construction and pavement work shall be replaced with thermoplastic striping.	Plans do not show the required street grind and overlay and new striping.	Include a ½ street grind and overlay for the western half of the street on the civil plans.

D. Other Inconsistencies.

As required by statute, the City has also determined the project inconsistent, non-compliant and otherwise not in conformity with the following objective standards, ordinances and policies which are not required to become compliant, but the City encourages the applicant to attempt to address some inconsistencies to bring the project better with the identified objective development standards.

Sr. No.	Planning – Code Requirements & Standard Details	Requirements	Proposed	Compliance
The project is inconsistent with the following R-3 Development standards:				
D.1	Units	General Plan: 80.5 units	216 units	Non-compliant. The proposed density and unit count exceeds the maximum density allowed under the General Plan.

Sr. No.	Planning – Code Requirements & Standard Details	Requirements	Proposed	Compliance
D.2	Floor Area Ratio	1.05 maximum	3.0	Non-compliant. The proposed FAR exceeds allowed residential FAR. Project density may be preserved while modifying plans for greater compliance with FAR and other applicable standards such as setbacks, personal storage, bike parking and opens space through more compact design and/or different allocation of floor area.
D.3	Front Setback: 2 nd Floor	15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.	18'6"	Non-compliant. The proposed building setback along street frontage is less than the minimum setback required.
D.4	Front Setback: 3 rd Floor	Wall plate height 22'3". 15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.	18'6"	Non-compliant. The proposed building setback along street frontage is less than the minimum setback required. The minimum required setback should be 22'3"
D.5	Front Setback: 4th Floor	Wall plate 32'6" height. 15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.	18'6"	Non-compliant. The proposed building setback along street frontage is less than the minimum setback required. The minimum required setback should be 22'3".
D.6	Front Setback: 5th Floor	Wall plate height 42'9". 15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.	18'6"	Non-compliant. The proposed building setback along street frontage is less than the minimum setback required. The minimum required setback should be 42'9".

Sr. No.	Planning – Code Requirements & Standard Details	Requirements	Proposed	Compliance
D.7	Front Setback: 6th Floor	Wall plate height 63’3”. 15 ft., but not less than the height of the adjacent building wall of the subject parcel, as measured to the top of the wall plate.	18’6”	Non-compliant. The proposed building setback along street frontage is less than the minimum setback required. The minimum required setback should be 63’3”.
D.8	Side Setback: 3 rd Floor	Wall plate height 22’3”.15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18’6” (south property line)	Non-compliant. The proposed building setback along the south property line is less than the minimum setback required. The minimum required setback should be 22’3”.
D.9	Side Setback: 4th Floor	Wall plate height 32’6” .15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18’6” (south property line) 22’4” (north property line)	Non-compliant. The proposed building setback along the south and north property lines is less than the minimum setback required. The minimum required setback should be 32’6”.
D.10	Side Setback: 5th Floor	Wall plate height 53’. 15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18’6” (south property line) 22’4” (north property line)	Non-compliant. The proposed building setback along the south and north property lines is less than the minimum setback required. The minimum required setback should be 53’.
D.11	Side Setback: 6th Floor	Wall plate height 63’3”. 15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18’6” (south property line) 22’4” (north property line)	Non-compliant. The proposed building setback along south and north property lines is less than the minimum setback required. The minimum required setback should be 63’3”.
D.12	Rear setback: 2 nd floor	Wall plate height 22’3”. 15 ft. or the height of the adjacent building wall of	18’	Non-compliant. The proposed building setback along rear property line is less than

Sr. No.	Planning – Code Requirements & Standard Details	Requirements	Proposed	Compliance
		the subject parcel as measured to the top of the wall plate, whichever is greater.		the minimum setback required. The minimum required setback should be 22'3".
D.13	Rear setback: 3 rd floor	Wall plate height 32'6". 15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18'	Non-compliant. The proposed building setback along the rear property line is less than the minimum setback required. The minimum required setback should be 32'6".
D.14	Rear setback: 4th floor	Wall plate height 42'9". 15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18'	Non-compliant. The proposed building setback along the rear property line is less than the minimum setback required. The minimum required setback should be 42'9".
D.15	Rear setback: 5th floor	Wall plate height 53'. 15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18'	Non-compliant. The proposed building setback along the rear property line is less than the minimum setback required. The minimum required setback should be 53'.
D.16	Rear setback: 6th floor	Wall plate height 63'3". 15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	18'	Non-compliant. The proposed building setback along rear property line is less than the minimum setback required. The minimum required setback should be 63'3".
D.17	Height	45' maximum	68'3"	Non-compliant. The proposed building height exceeds the maximum height allowed on site.

Sr. No.	Planning – Code Requirements & Standard Details	Requirements	Proposed	Compliance
D.18	Parking	Two (2) covered spaces per unit + 0.3 guest space (270 total required)	1 car per unit 216, + 40 guest spaces (250 total spaces)	Non-compliant. The parking does not meet the minimum parking requirement. The parking is deficient by 20 spaces.

Design Comments

City staff has a long history of working effectively and efficiently with applicants to achieve exceptional site and architectural design in citywide development projects, without reducing project density. The goal is always to work collaboratively to achieve a design that meets a developer’s objectives, while aligning with the City’s design-related development standards, General Plan policies and community goals. Collaborative design work is especially important on projects that would introduce high-intensity development next to lower-intensity residential areas, where the new development will stand out by virtue of its scale and have potential impacts on adjacent development.

The enclosed design comments are not project requirements, but strongly suggested by staff in an effort to ensure the project design will result in development that will be attractive to and meet the needs of future residents and neighbors. Staff welcomes the opportunity to discuss these recommendations and collaborate on further improvements to the project design.

Site design:

- a) Frontage: Look for ways to create a pedestrian friendly frontage. The project should create more human-scaled and pedestrian-oriented and engaging frontage. The proposed planter wall creates a walled look and should be designed to be more engaging. The frontage should include visual amenities to soften the appearance, such as through landscape features (e.g. planters, low walls/fences, specimen landscaping, trellises, etc.). The design should look at the design building interface.
- b) The bike storage areas should be located closer to the street frontage by the garage entrance to make them more accessible.
- c) The electrical room and trash room should be flipped so the trash area is accessible via the EVA.
- d) Residential amenities should be located along the frontage to enhance ground floor activity.
- e) The ground floor units should include residential elements like porches and projecting eaves/overhangs.

- f) Indicate the screening of all above ground transformers.
- g) Provide additional tree planting, along the access drive/EVA and in residential buffer locations.

Massing:

- a) Staff recommends stepping down the massing to respond to the adjacent one to two story multifamily units.
- b) Provide articulation with projections and step backs to make the building more visually interesting.
- c) Adjust window locations/design to provide more variation. Inset the windows from the building wall planes at least 3 inches to add depth and visual interest.
- d) Provide high quality building materials, reinforcing a human-scale to the “base” of the building; creating engaging, high-quality public frontage that is well-landscaped and walkable; deemphasizing the mass; varying the use of high-quality materials and colors to enhance and shape neighborhood character. Aluminum siding is not considered a high-quality material.

Other Comments

The City has also provided an additional set of comments to emphasize existing requirements based on implementation of regulations and other policy-direction that have been important with improving the appearance and operations of a new residential development.

These additional comments are not project requirements, but strongly suggest by staff in an effort to ensure the development and operations will be attractive to meet the needs of future residents and neighbors.

1. Tree Removals/Landscaping:

City Council and community concerns surrounded preservation of Heritage trees. Fourteen Heritage trees (1-Casurina, 1- Magnolia, 3- Modest Ash, 1- Black Acacia, 2-Canary Island Palm, 2 Canary Island Pine, 2-Chinese Elm, and 3-Camphor) are proposed for removal with this development application. Given these concerns, provide additional clarification to the submitted arborist report justifying why relocation of these heritage trees is infeasible. Examples of clarification include why the structure and trees are not suitable for relocation, rather than a reasoning based on financial.

2. Native Landscaping:

The City Council has voiced interest in 75% native landscaping in landscaping plans. The landscaping plan utilizes mostly native plantings. Consider incorporating additional information that the project meets the 75% native landscaping, and if it currently does not meet 75% surface area of landscaping, consider adjustments that would support Council goals of native plantings.

3. Massing Model:

It would be beneficial to provide an overall massing model, that includes close-up of buildings as the scale is too small to see details. Also, show the project and surrounding buildings in either of the following formats: physical massing model, or three-dimensional sketch up.

4. Colors and Materials:

Color renderings would be beneficial to demonstrate how colors and materials will be placed on the building. Also include samples of actual colors and materials.

5. Street Vacation:

Current with the Planning Application, the Public Works Department is processing a Street Vacation Application. All the material have been submitted for the Street Vacation. The request and process to vacate Gamel Way is independent of the requirements and limitations in the Housing Accountability Act. The decision on the vacation of Gamel Way will be scheduled during the same council meeting as the project approval.

Staff Contact Information

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

- **Planning Division** – Margaret Netto, Project Planner, (650) 903-6306 or MargaretNetto@mountainview.gov
- **Neighborhoods and Housing Division** – Anna Reynoso, Housing Specialist (650) 903-6379 or neighborhoods@mountainview.gov

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

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 will require additional studies completed by an outside consultant(s) in connection with the California Environmental Quality Act, for which additional fees will be required from the applicant. The amount due to the City will be equal to the complete consultant contract cost plus a 15% City administrative fee, due in full prior to execution of consultant and applicant-funding contracts for the CEQA analysis. Once City staff has received a scope of work and cost amount from the consultant, we will speak with you about the cost, required contracts and timeline.

Tenant Relocation Costs: This project requires relocation assistance for the existing tenants. The applicant will continue to work with staff to provide relocation benefits to the remaining tenants.

Park Land Dedication in-lieu Fee: This project is subject to the city's Park Land Dedication or Fees in Lieu Ordinance (Municipal Code [Chapter 41](#)). Fees are based on the Master Fee Schedule in effect at the time of the complete submittal. Timing of payment of the fees is governed by Government Code 66077(c)(4).

Water and Sewer Capacity Fees: This project must pay Water and Sewer Capacity Charges per Municipal Code Section 28.51 & 35.37. Timing of payment of the fees is governed by Government Code 66077(c)(4).

Transportation Impact Fees: This project is subject to Chapter 43, Citywide Transportation Impact Fee of the City Code. Exemptions for BMR units are included in the city code per Sec 43.8(a)(2). Timing of payment of the fees is governed by Government Code 66077(c)(4).

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. Next steps for the project also include:

- *Project Compliance & CEQA Analysis:* As part of the development review process, the project must address identified inconsistencies and comply with CEQA. The CEQA work has commenced, however, additional studies are required as noted above. Future environmental review may require public meetings pursuant to any applicable CEQA requirements.
- *Design Review:* Staff has provided initial design comments in this letter and welcomes the opportunity to work with the applicant to enhance the project design, including opportunities for design review consultation.
- *Required Public Hearings:* As the development review process concludes, the project will require a project recommendation(s) at an Administrative Zoning/Subdivision Committee public hearing(s) and final action at a City Council public hearing.

With the exception of public meetings for design review with the DRC, required public hearings will be scheduled once the environmental (CEQA) review is complete. At minimum, notices for public hearings will be sent to property owners and tenants within 750' of the project site and neighborhood associations will be notified.

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 at least 10 days prior to the first public meeting for the project. 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** – 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. Please provide your response in electronic PDF format at MountainView.gov/ePermitsMV in the Planning Department portal.
- **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 (April 2, 2025), 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 margaret.netto@mountainview.gov.

Respectfully,
Margaret Netto

Margaret Netto
Project Planner