



November 1, 2023

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Mario Ambra  
987 N. Rengstorff Ave  
Mountain View, CA 94043

**Re: Development Review Permit, Heritage Tree Removal Permit, and a Subdivision Permit for a Lot Line Adjustment.**

901 North Rengstorff Avenue (APN: 015-02-40), 913 North Rengstorff Avenue (APN: 015-02-39) and 987 North Rengstorff Avenue (015-02-41)  
**PL-2023-174 & PL-2023-175**

Dear Mario Ambra:

Thank you for your second application submittal for a **Development Review Permit, Heritage Tree Removal Permit, and a Subdivision Permit for a Lot Line Adjustment**. to construct a 15-story, 455 rental unit residential development (20% affordable units) with at-grade parking stackers, to remove 19 Heritage trees (five olive trees to be transplanted onsite) and create two parcels, on a 1.258 acre project site located at **901 North Rengstorff Avenue (APN: 015-02-40), 913 North Rengstorff Avenue (APN: 015-02-39) and 987 North Rengstorff Avenue (015-02-41)**, an application the City received on October 2, 2023. After reviewing the application, the Planning Division has determined that your application is *incomplete* pursuant to the Permit Streamlining Act.

*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 September 21, 2023.

### **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** – Edgar Maravilla, Project Planner, (650) 903-6306 or [Edgar.Maravilla@mountainview.gov](mailto:Edgar.Maravilla@mountainview.gov).

- 1. Provide a complete, signed Formal Planning Application:** All signatures must be on one application, page three of the planning application under “Architect Information, Consent, and Signature” must be signed, dated and company name (if applicable) provided by the architect. The application submitted provides the architect’s contact information on one page and the signature on a separate page.
- 2. Project Information-** The following information was not included on Sheet #0 and/or on other associated sheets and must be provided on the plans:
  - a. Indicate the existing and proposed General Plan Designation.
  - b. Provide storage areas in square feet, including personal storage per unit. (If there is no proposed personal storage, on the plans include 0 square feet of personal storage)
- 3. Building Design and Elevations-** Based on the narrative provided, include sketches that match and convey a similar message.
  - a. Sketches to convey proposed architectural character and massing, including but not limited to design strategy elements narratively described in the project description.

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.

#### *Staff Contact Information*

Project incomplete items, 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** – Edgar Maravilla, Project Planner, (650)903-6306 or [Edgar.Maravilla@mountainview.gov](mailto:Edgar.Maravilla@mountainview.gov)

- **Building Division** – Diana Perkins, Consulting Plan Checker, (650) 903-6313 or [diana.perkins@shumscoda.com](mailto:diana.perkins@shumscoda.com)
- **Neighborhoods and Housing Division** – Anna Reynoso, (650) 903-6379 or [neighborhoods@mountainview.gov](mailto:neighborhoods@mountainview.gov)
- **Fire Department** – Tanner Wingo, Fire Prevention Engineer, (650) 903-6313 or [tanner.wingo@mountainview.gov](mailto:tanner.wingo@mountainview.gov).
- **Public Works Department** – Susana Valencia, Civil Engineer, (650) 903-6311 or [Susana.Valencia@mountainview.gov](mailto:Susana.Valencia@mountainview.gov)
- **Community Services Department, Forestry Division** – Scott Stringer, Consulting Arborist, (925) 484-0211 or [scott.stringer@bartlett.com](mailto:scott.stringer@bartlett.com)
- **Fire and Environmental Safety Division, Hazardous Materials** – Bryan Barrows, Hazardous Materials Specialist, (650) 903-6378 [bryan.barrows@mountainview.gov](mailto:bryan.barrows@mountainview.gov).
- **Fire and Environmental Safety Division, Stormwater Pollution Prevention Program** – Carrie Sandahl, Urban Runoff Coordinator, (650) 903-6378 or [carrie.sandahl@mountainview.gov](mailto:carrie.sandahl@mountainview.gov)

### ***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](http://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 a comprehensive response to this letter and any remaining fee payments within 90 calendar days, 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 [Edgar.Maravilla@mountainview.gov](mailto:Edgar.Maravilla@mountainview.gov).

Respectfully,



Edgar Maravilla  
Project Planner