



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540  
650-903-6306 | [MountainView.gov](http://MountainView.gov)

January 5, 2024

Emailed: [mlambra@yahoo.com](mailto:mlambra@yahoo.com)  
[anthony@lpmd-architects.com](mailto:anthony@lpmd-architects.com) &  
[genna.yarkin@hklaw.com](mailto:genna.yarkin@hklaw.com)

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

**Re: Development Review Permit, Heritage Tree Removal Permit, Special Design 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 third submittal for a **Development Review Permit, Heritage Tree Removal Permit, Special Design 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 resubmittal the City received on December 7, 2023. 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 March 5, 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 September 21, 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)*

A CEQA determination has not been made at this time. 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 provided to you separately when available.

*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 [Edgar.Maravilla@mountainview.gov](mailto:Edgar.Maravilla@mountainview.gov).

Respectfully,

A handwritten signature in black ink, appearing to read 'Edgar Maravilla', written in a cursive style.

Edgar Maravilla  
Project Planner