



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6306 | MountainView.gov

November 3, 2023

Octane Fayette, LLC
800 W. El Camino Real #180
Mountain View, CA 94040

**Re: Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map
2645-2655 Fayette Drive
PL-2023-169, PL-2023-170**

Dear Octane Fayette, LLC:

Thank you for your second application submittal for a **Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map** to construct a 7-story, 70-unit condominium development (20% affordable units) above a subterranean parking garage, to remove 9 Heritage trees, and a Vesting Tentative Map to create one parcel for 70 residential condominium units, on a 0.67-acre project site located at **2645-2655 Fayette Drive** an application the City received on October 6, 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: Noise, GHG, Air Quality, and Transportation. 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 completeness review. Once the City has deemed the project complete, the City will provide written analysis regarding the project's compliance with all objective standards and all applicable ordinances, policies, and guidelines within 30 days of the completeness determination. Please also note the previously provided project compliance comments contained in the City's initial application review letter dated September 12, 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 – Jeffrey Tsumura, Project Planner, (650) 903-6306 or jeffrey.tsumura@mountainview.gov.

1. **Site Plan (Sheets #AP1.00 – AP1.01)** – Required zoning setback lines (dashed with labeled distance from the property line and from curb line) are still missing from the site plans. Please provide these dimensions.
2. **Building Design and Elevations (Sheets #AP3.00 - AP3.06)** - The following information is still missing in the building design and elevation sheets and is required:
 - a. Sketches to convey proposed architectural character and massing, as per the design strategy narratively described in the project description. Please note that the elevation diagrams on Sheets AP3.05 and AP3.06 do not satisfy this requirement.
 - b. Provide height dimensions on all elevations of:
 - i. Finished floor to top of ceiling per floor;
 - ii. Roof parapet/screen, elevator/stairwell penthouse.
3. **Floor Plans (Sheets #AP2.00 – AP2.01)** – Dimensions for each storage area(s) is still missing from the floor plan diagram/sheets. Please provide these dimensions.
4. **Roof Plans (Sheets #AP1.01 and AP2.08)** - Heights for HVAC units and setbacks/distance from parapets for PV panels are still missing in the roof plans and other associated plan sheets and is required. Please provide these dimensions.
5. **Building Sections (Sheets # AP3.20 – AP3.22, #AP5.00 – AP5.01)** – Height measurements for stair penthouses are still missing from the building section diagrams/ sheets and is required. Please provide these height dimensions.
6. **Landscape and Preliminary Irrigation Plans (Sheets #L1.1 – L7.2)** - The following information is still missing from the submittal materials and/or plan sheets and is required:
 - a. Include the following tree information on the landscape plans:
 - i. Existing tree species;
 - ii. Summary table identifying the botanical designation(s) and circumference of the existing trees.
7. **Requested Exceptions/Credits:** Include a written description outlining the exception(s) to development standards being requested, the reasoning for the City to support the request, and attach any graphic, plans, or images to support the written content.

Public Works Department –Wing Fung, Associate Civil Engineer, (65) 903-6311 or Wing.Fung@mountainview.gov.

8. **Transportation Demand Management (TDM) Program:** A TDM Plan prepared by a transportation professional is required for all projects which add fifty (50) or more employees or as required per the San Antonio Precise Plan and/or General Plan. Per the San Antonio Precise Plan, provide a TDM program for the proposed project, which 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 acknowledgment of annual monitoring and reporting to the City. Please provide a TDM plan with the next submittal.

Housing Department – Anna Reynoso, (650) 903-6379 or anna.reynoso@mountainview.gov.

9. **Tenant Relocation Assistance Compliance Plan:** Please submit a completed [Tenant Relocation Assistance Compliance Plan](#).

Fire and Environmental Safety Division, Stormwater Pollution Prevention Program – Carrie Sandahl, Urban Runoff Coordinator, 650-903-6378 or carrie.sandahl@mountainview.gov

10. **C.3. Information:** The C.3 Data Form submitted is out of date and an updated “[C.3 Data Form](#)” (dated April 2023) was not submitted with this resubmittal. Please submit an updated [C.3 Data Form](#).

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 CEQA 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.

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 should 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 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. All worksheets noted below are available on the Planning webpage: www.mountainview.gov/planningforms. 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 for each City Department or explain how you have responded to each issue raised in this letter. Some comments may be for reference only.
- **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 chose 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 Jeffrey.tsumura@mountainview.gov.

Sincerely,

Jeffrey Tsumura
Project Planner