



D E N A R D I W A N G
H O M E S

October 20, 2021

Aarti Shrivastava
Assistant City Manager/Community Development Director
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Housing Development Project at 282 E. Middlefield Road (PL-2021-042 and PL-2021-043); Request to Defer October 20, 2021 Environmental Planning Commission Hearing

Dear Ms. Shrivastava,

As the applicant for the above-referenced project (the “Project”), I am writing to request that the Environmental Planning Commission (“EPC”) hearing on the Project, currently scheduled for October 20th, be removed from the agenda to provide time to submit revised Project plans. While we disagree with City Staff on the Project’s conformance with City plans and codes, we will revise the Project plans in a manner that we believe would be supported by decision-makers and Staff. We plan to submit such revised Project plans to the City no later than November 15, 2021.

We submitted a Preliminary Application for the Project on August 7, 2020. By letter dated August 31, 2020, Staff indicated that the Preliminary Application was incomplete and would need to be resubmitted. We resubmitted the Preliminary Application on September 17, 2020. Staff subsequently confirmed that the Preliminary Application was complete and that the Project was subject to the ordinances, rules, and standards in effect on September 17, 2020. (See, e.g., November 13, 2020 letter from Nicole Wright, p. 1 and September 17, 2021 letter from Krisha Pennollar, p. 2, fn. 1.)

A formal Development Application for the Project was submitted on March 2, 2021. After multiple comment letters and resubmittals, Staff determined the Project application was complete on August 19, 2021. In a September 17, 2021 letter, Staff opined that the Project was inconsistent with City plans, codes, and policies.

We plan to resubmit revised Project plans that we believe the decision-makers and Staff would find to be in conformance with plans, codes, and policies. Such plans will likely take the form of a density bonus project, which seeks a density bonus greater than that required by the Density Bonus Law through the provision of additional affordable housing units. (Government Code § 65915(n); Mountain View City Code § 36.14.15(h), in effect as of September 17, 2020.) We

understand that the decision-makers would have the discretion to grant or deny such a request for an increased density bonus.

The City has not yet prepared any environmental document pursuant to the California Environmental Quality Act (“CEQA”) for the Project. As such, the City is not currently under any timeframe to act on the Project. (Government Code § 65950.)

Our deferral request is made with acknowledgment that the revised Project plans will require review by City Staff for completeness under the Permit Streamlining Act, and thereafter consistency review under the Housing Accountability Act. This deferral request is also based on our commitment to conduct a neighborhood meeting on the revised Project plans prior to any hearing by the EPC on the Project.

Thank you for your consideration of our request. Please do not hesitate to contact me with any questions regarding this matter.

Very truly yours,

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

Kevin DeNardi

cc: Sandra Lee, Assistant City Attorney
Krisha Pennollar, Associate Planner
Honorable Members of the Environmental Planning Commission