



January 30, 2017

City Council
c/o Terry Blount, Planning Manager
City of Mountain View Planning Division
500 Castro Street
Mountain View, CA 94041

Re: 601-649 Escuela / 1873 Latham proposed mixed-use development project
APN: 154-35-013 & 014

Dear Mr. Blount,

We are contacting you on behalf of our client, Escuela Retail Center, the owner of the above referenced properties. The City Council will be deliberating changes to the Gatekeeper procedures in the coming months. It is our request that the City Council allow Staff to review and accept our mixed-use development project application instead of going straight to the Gatekeeper process as it is a relatively small project. We are asking for your assistance to present this request to the Council.

This is a relatively small project combining two parcels across a zoning district boundary. The rezoning is necessary in order to create a financially feasible and better overall project to benefit the City, neighborhood and owner. The intention is to combine the parcels into one and create a mixed-use development with 12 apartment units and approximately 2,700/sf of retail space. Currently, there is a 2 bedroom single family residence and small retail center on the parcels. The residence is currently zoned R3-25 and retail center CRA.

This project is less involved than typical Gatekeeper projects. No new standards need to be developed, the scale of the project is smaller, and the change to the neighborhood would be more limited than typical Gatekeeper projects. Time and valuable resources would be saved by all parties involved if Staff is allowed to evaluate and review the application rather than going through the Gatekeeper process.

We have attached the following information:

- Pictures of current sites
- Alta Survey
- Proposed Site Plan



Please let us know if you have any questions or need any additional information.

Thank you for your attention to this matter and we look forward to hearing from you.

Best regards,

A blue ink handwritten signature, appearing to be 'Eric Jong', written over a horizontal line.

Eric Jong
Vice President
Guggenheim Group
BRE#01486494
Eric@guggenheimrgi.com

A blue ink handwritten signature, appearing to be 'Allen Guggenheim', written in a cursive style.

Allen Guggenheim
President
Guggenheim Group
BRE#00943363
Al@guggenheimrgi.com

A blue ink handwritten signature, appearing to be 'Nancy Gee', written in a cursive style.

Nancy Gee
Managing Partner
Escuela Retail Center

601-649 Escuela and 1873 Latham Site Pictures

601-649 Escuela: Escuela Retail Center

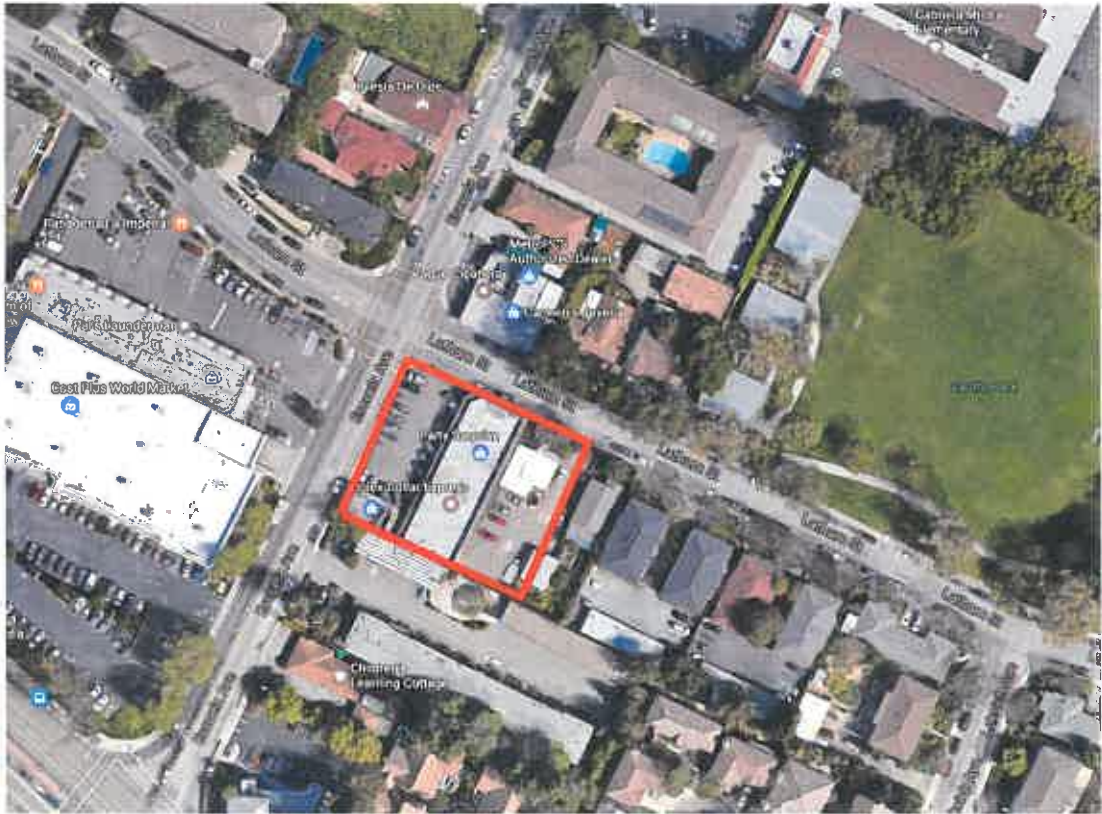


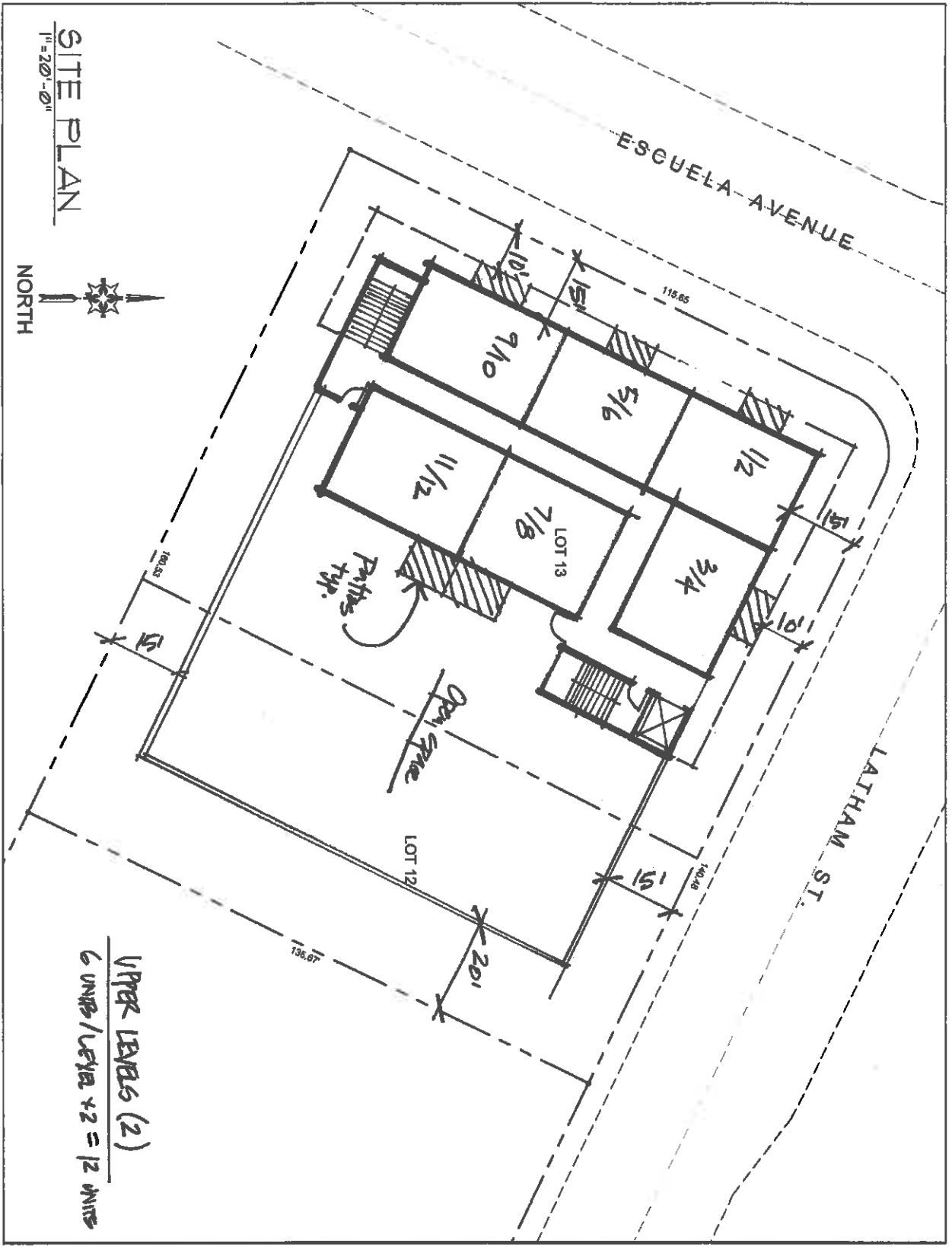
1873 Latham: Single Family Home





Overview:





SITE PLAN
1"=20'-0"



UPPER LEVELS (2)
6 UNITS / LEVEL x 2 = 12 UNITS

Legend

Symbol	Description
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30

Site Plan

Scale: 1"=20'-0"

Project Name: _____

Client: _____

Address: _____

City: _____

State: _____

Zip: _____

Prepared by: _____

Date: _____

Checked by: _____

Approved by: _____

Professional Seal: _____

Professional No.: _____

Professional Title: _____

Professional State: _____

Professional License No.: _____

Professional Expiration Date: _____

Professional Address: _____

Professional Phone: _____

Professional Fax: _____

Professional Email: _____

Professional Website: _____

Professional Signature: _____

Professional Stamp: _____