

June 6, 2023

Ellen Yau  
City Planner  
Planning Division  
500 Castro St.  
Mountain View, CA 94041

RE: 570 S. Rengstorff; Request to extend entitlements

Dear Ellen,

Pursuant to COA #1 of the subdivision conditions for APPLICATION NO.: PL-2019-182, the following letter is a formal request to extend the project's approvals (entitlements) which expire on September 14, 2023. Below is the referenced condition:

***EXPIRATION:*** *This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.*

**Project Delays:**

Several factors have contributed to the project's current approval timeline. Taylor Morrison's involvement in the project began in late September of 2021. Due diligence, seller negotiations and corporate approval were all extended due to the purchase price and complexity of the project. Once those milestones were met, real estate market conditions deteriorated, and the purchase was placed on hold. Taylor Morrison re-entered into a new sales contract in January 2023 when home sales began to show signs of a normal pace. Close of escrow took place in April 2023 with the project still needing plan approval for onsite & offsite improvements, and for vertical construction. Taylor Morrison had started to process Improvement Plans and Vertical Construction Plans prior to owning the project. This was done at risk in response to the city's processing timelines.

The demo of the existing buildings was also significantly impacted by PG&E's schedule, to include several cancellations and rescheduled dates. The electrical removal was initially

scheduled for March of 2023. With the partnership of the city and Taylor Morrison, the electrical was finally removed in June 2023. The demo began shortly thereafter.

### **Current Status:**

Improvement Plans were submitted to Public Works for an informal review in January 2023, with comments received in March 2023. A formal submittal of all plans (improvement & vertical construction) occurred in late April of 2023. City comments were received in June from all non-approved departments. A comprehensive resubmittal of all plans is estimated for August 25, 2023. Taylor Morrison has worked extensively with Planning and Public Works to address all outstanding comments and to ensure that the upcoming submittal will be for final approval.

### **Code Enforcement Concerns:**

Shortly after Taylor Morrison closed on the property, a call was received from John Carr, senior building inspector for the city of Mountain View. It was explained that the previous owner of the property had a "Fire Watch" in place that safe guarded from unlawful trespassing and overnight sheltering in the abandoned apartment buildings. Later that same day, Taylor Morrison was contacted by Fire Marshall Carrie Sandahl and informed that a new "Fire Watch" needed to be in place within 48 hours. Taylor Morrison implemented a new, 24-hour "Fire Watch" the next day. With the security presence in place, there were no issues with unlawful entry to the site prior to the demolition of the buildings.

### **Path Forward:**

I am currently working with staff members of the reviewing departments. There are only minor comments remaining for both improvement plans and the vertical construction plans. The city council date for the approval of the final map & project improvement agreement is September 12, 2023. This is the first council date after a summer recess. With council approval, the project will commence underground utilities, curb, gutter, sidewalks, paving, landscaping and ultimately vertical construction. The current schedule is to start vertical construction in late January 2024.

With vertical construction planned to begin in the 1<sup>st</sup> quarter of 2024, I would like to formally request an extension to the existing project entitlements.

Best Regards,

*Mark Currington*

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