

15274 ("Family Day Care Homes") of the CEQA Guidelines because the project involves the establishment and operation of a large family day care for up to 14 children in an existing single-family home.

This approval is granted to allow a large-family day care use for a maximum of 14 children located on Assessor Parcel No. 189-07-094. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Karyna Makushenka dated August 31, 2018, and consisting of two sheets.
- b. Business description prepared by Karyna Makushenka dated August 31, 2018 and consisting of one sheet.
- c. Operational schedule prepared by Karyna Makushenka dated October 2, 2018 and consisting of one sheet.
- d. Circulation plan prepared by Karyna Makushenka dated December 3, 2018 and consisting of one sheet.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – 650-903-6306

1. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. A change to a different permitted use shall require a new Permit.
2. **FULFILLMENT OF CONDITIONS REQUIRED:** This Permit shall become null and void if the required conditions are not satisfied within 30 days of occupancy, or an alternative time period approved by the Zoning Administrator.
3. **EXPIRATION:** If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies, this approval shall be null and void.
4. **ABANDONMENT OF USE:** The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of six months or more, at which point this Permit shall have expired and a new Permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax, and utility records.
5. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
6. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use and approved by the Zoning Administrator prior to permit issuance.
7. **HOURS OF OPERATION:** The approved hours of operation are from 8:00 a.m. to 6:00 p.m. on Monday through Friday. Any proposed change to the approved hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit.
8. **MAXIMUM NUMBER OF CHILDREN:** At no point shall the large-family day care have more than 14 children at a time. **(PROJECT-SPECIFIC CONDITION)**
9. **STATE LICENSE:** The applicant shall receive a State day-care license for a large-family day care prior to occupancy. Proof of the approved license shall be provided to the Planning Division. The State license shall be

maintained for as long as the home is used as a large-family day care. **(PROJECT-SPECIFIC CONDITION)**

PLANS AND SUBMITTAL REQUIREMENTS

10. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
11. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.

Building Inspection Division – 650-903-6313

12. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained and any appeal period has passed. To submit for building permits, please refer to the Building Inspection Division's "Submittal Requirements" for document requirements and project review times online at www.mountainview.gov/submitbuildingpermit.

No construction work can commence without the appropriate building permit(s) and no new occupancy shall commence without a Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division online at www.mountainview.gov/building or by phone at 650-03-6313 to obtain information and submittal requirements.

13. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2016 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
14. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:
 - **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11B.
15. **APPROVALS REQUIRED: MANDATORY INSPECTION:** A site inspection is required prior to use. To schedule an inspection, please contact Building Inspection administrative staff during regular business hours at 650-903-6313 x0. The inspection request must be received at minimum (1) business day prior to use. If additional inspections are required, plan accordingly and allow sufficient time for additional inspections as necessary.
16. **EGRESS:** Site must meet accessible means of egress per the 2016 CBC, Section 1009.
17. **SEPARATION:** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted per the 2016 CBC, Section 406.3.4.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

18. **FIRE PROTECTION:** Fire extinguisher to be mounted in a readily visible location.
19. **FIRE EXTINGUISHERS:** Install one 2-A:10-B:C fire extinguisher for every 50'/75' of travel or every 3,000 square feet. Fire extinguisher locations shall be indicated on the architectural floor plans. (California Code of Regulations, Title 19, Chapter 3 and California Fire Code, Section 906.) **Large and small family day-care homes shall be a**

equipped with a portable fire extinguisher per California Building Code, Section 455.4.

20. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 907 and City Code Section 14.10.34.) **Every large family day-care home shall be provided with at least one manual fire alarm box at an approved location. Such device shall actuate a fire alarm signal, which shall be audible throughout the facility at a minimum level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel or be electrically supervised or provided with emergency power. Such device or devices shall be attached to the structure and must be a device that is listed and approved by the Office of the State Fire Marshal. (California Building Code, Section 907.2.6.4)**
21. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code Section 907.)

HAZARDOUS CONDITIONS

22. **HAZARDOUS MATERIALS:** Hazardous materials shall be locked away.

EXTERIOR IMPROVEMENTS

23. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 4" in height. (City Code, Section 14.10.19.)

OTHER

24. **SPECIAL HAZARDS:** Every unenclosed gas-fired water heater or furnace which is within the are used for child care in a large family day-care home shall be protected in such a way as to prevent children from making contact with those appliances. Exception: This does not apply to kitchen stoves or ovens. (California Building Code, Section 455.7)
25. **EXITS:** Every story or basement of a large family day-care home shall be provided with two exits which are remotely located from each other. Every required exit shall be of a size to permit the installation of a door not less than 32" in clear width and not less than 6'8" in height. A manually operated horizontal sliding door may be used as one of the two required exits. Exit doors, including manually operated horizontal sliding doors, shall be openable from the inside without use of a key or any special knowledge or effort. (California Building Code, Section 1006.2.2.7)

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with the Zoning Ordinance. An appeal shall be filed in the City Clerk's Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

NOTE: Zoning permits may be modified or revoked after public hearing review by the Zoning Administrator, in compliance with the procedures described in the Zoning Ordinance.

STEPHANIE WILLIAMS, PLANNING MANAGER/ZONING ADMINISTRATOR

SW/EH/2/FDG/PL-2018-179