

**CITY OF MOUNTAIN VIEW
FINDINGS REPORT/ZONING PERMIT**

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APPLICATION NO.:

PL-2023-197

DATE OF FINDINGS:

April 24, 2024

EXPIRATION OF ZONING PERMIT:

April 24, 2026

THIS DOCUMENT REPRESENTS THE ZONING PERMIT RECEIVED FOR THE SUBJECT SITE. THIS DOCUMENT DOES NOT WAIVE THE REQUIREMENT FOR SUBSEQUENT CITY APPROVALS AS APPLICABLE, INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS, EXCAVATION PERMITS, ETC.

Applicant's Name:

Boyd Smith of Smith Development

Property Address:

Assessor's Parcel No(s).:

Zone:

236 Castro Street

158-13-060

P(19)

Request:

Request for a Planned Community Permit and Development Review Permit to construct a 58 square foot addition and major facade modifications to an existing multi-tenant commercial building on a 0.06-acre site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The Planned Community Permit to construct a 58 square foot addition and major facade modifications to an existing multi-tenant commercial building is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55:

- A. The proposed use or development is consistent with the provisions of the Downtown Precise Plan and with all applicable provisions of Chapter 36 (Zoning) of the City Code, including the Precise Plan design standards and requirements to incorporate high-quality material, such as brick, wood panels, and precast concrete, and incorporate high-quality craftsmanship and unique detailing with full brick frieze and soldier course, trims, and fluted wood plaster columns.

The project complies with the Precise Plan's design standards except for the 60% ground-floor transparency requirement. The proposed ground-floor transparency is proposed at 56% due to a wood panel on the ground floor used to screen a steel moment frame that is required for seismic reinforcement in the front of the building. The existing storefront only has 39% ground-floor transparency; therefore, the proposed design changes will make the project more compliant with the Precise Plan requirement than it currently exists. There is no other feasible location for the moment frame due to the constraints within the existing building on the narrow lot and building code requirements. Deviations to the ground-floor transparency requirement are allowed in the Precise Plan and supported for alternate storefront improvements in this case because the design meets the intent of the standards while also providing appropriate screening for the steel moment frame;

- B. The proposed use or development is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan as the project includes commercial space on the ground floor and office use on the second floor, which supports a diverse mix of uses in the downtown area as identified in the General Plan;

- C. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the proposed project improves the building facade and expands the ground floor to align with the second floor and adjacent buildings and allows for reuse of a vacant tenant space on the ground floor;

Owner

Agent

File

Fire

Public Works

- D. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project improves storefront design by increasing the ground-floor transparency and creating a new alcove consistent with the Precise Plan. The project uses high-quality materials, such as brick, wood panel, and precast concrete, and special attention is given to the building detailing, including decorative full brick frieze and soldier course, trims, and fluted wood plaster columns, to contribute to visual interest and elevate the overall aesthetic of the storefront. A condition of approval is incorporated to further activate the unused space in the recessed area between columns in the front through landscaping, seating, or other similar elements; and
- E. The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 (“Existing Facilities”) because the project only involves façade improvement and a minor addition on the first floor of an existing commercial building.

The Development Review Permit to construct a 58 square foot addition and major façade modifications to an existing multi-tenant commercial building is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the site is consistent with General Plan Policy *LUD 7.1, Downtown*, as a daytime and nighttime center for social, entertainment, culture, business, and government activity since the project includes both office and commercial tenant spaces that, when occupied, activate the downtown area, and Policy *LUD 7.3, Human-scale building details*, as the building includes human-scale details, such as large transparent windows on the ground floor and architectural features, including fluted pilasters and decorative trims as part of the wood paneling concept to enhance. The project complies with the Precise Plan’s design standards except for the 60% ground-floor transparency requirement, which is proposed to be 56% due to the wood panel on the ground floor to screen a steel moment frame that is required for seismic reinforcement in the front of the building; however, deviations to the ground-floor transparency requirement are allowed in the Precise Plan and supported for alternate storefront improvements. Specifically, in this case, the deviation meets the intent of the standards while also providing appropriate screening for the steel moment frame;
- B. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the project includes human-scaled elements that make downtown an attractive and walkable place, such as having large transparent windows and detailed wood panels. The use of brick cladding and detailing accented with wood paneling and precast trims are compatible with the more historic buildings in the neighborhood and are consistent with the Downtown Precise Plan guidelines for building materials;
- C. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, as the project does not change the existing access to the building or any existing parking arrangements for the site and neighboring properties;
- D. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area. The existing building is zero lot line and does not have any landscaping. A condition of approval is incorporated to activate the unused space in the recessed area between columns in the front through landscaping, seating, or other similar elements;
- E. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by not proposing any modification to the existing vehicular and pedestrian access, circulation, and parking on-site; and
- F. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 (“Existing Facilities”) because the project only involves facade improvement and a minor addition on the first floor of an existing commercial building.

This approval is granted to construct a 58 square foot addition and major facade modifications to an existing multi-tenant commercial building located on Assessor's Parcel No. 158-13-060. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by HYA (Heather Young Architects), date stamped March 29, 2024.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or planning.division@mountainview.gov

1. **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.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
3. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

4. **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 by the Zoning Administrator, or designee, prior to permit issuance.
5. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
6. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
7. **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 duly noticed public hearing, which can be referred to the City Council.
8. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas which are exempt from FAR.
9. **PAINT COLOR-CODING:** At submittal of building plan check, provide color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names.
10. **VIBRATION AND SETTLEMENT PLAN:** At building permit submittal, the applicant shall prepare a Vibration and Settlement Plan which specifies monitoring and mitigation measures to avoid damage to the adjacent building(s) as a result of project construction. Approved monitoring protocols shall be in place prior to issuance of any building permits for the project.

11. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

12. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, 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.

SITE DEVELOPMENT AND BUILDING DESIGN

13. **BUILDING DESIGN/PLAN MODIFICATIONS:** Modifications shall be made to the architectural design, building materials, colors, and/or other site or building design details provided in the building permit drawings, subject to review and approval by the Zoning Administrator prior to issuance of a building permit, and addressing the following design direction:
- a. Revise the window above the public walkway to match the design of the other second-floor windows (i.e., mullion pattern, trim, etc.).
 - b. Revise the south facade design to better integrate with the proposed front and rear facade design, such as by adding a decorative (nonprojecting) precast concrete wall cap and reveal at the top of the new southerly wall area (to align with the front and rear facade detailing), applying a textured skim coat to improve the appearance of the existing concrete masonry unit (CMU) wall, and selecting a final paint color to match the proposed brick material.
 - c. Continue working with City staff to ensure the design of on-site frontage areas along the Castro Street and the public midblock walkway create a pleasant experience for pedestrians, which may include:
 - Utilizing a customized color and decorative stamped/perforated metal panel enclosure to screen views of the required backflow preventer.
 - Adding a planter box, bench, or similar pedestrian amenity in the on-site area to the left of the storefront entrance and complementing the design of the decorative backflow preventer on the right side of the entry.
 - Expanding the ground-floor, front tenant space glazing to wrap further along on the south property line, along the public midblock walkway.
 - d. Evaluate options to refine the design of the inset panel above the new rear windows (and below the header trim) to create a more vertical composition, better matching the proportionality of windows on the front facade, and a more integrated window accent design.
14. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
15. **NONCONFORMING STRUCTURE(S):** Any future addition to the nonconforming structure(s) will need to comply with the latest applicable development standards of the zoning district in which it is located and cannot increase the degree of nonconformity which exists on the property. No structural changes to the nonconforming portion of the building are permitted nor any structural change to the conforming portion of the building, which may result in structural changes to the nonconforming portion of the building, are permitted. Repairs and maintenance may be considered to a legal nonconforming structure on a case-by-case basis as required to keep it in safe condition provided no structural alteration or replacement shall be made, except as required by law, ordinance, or for seismic retrofits.

16. **SPECIAL PAVING MATERIALS:** The color, material, design, and product specifications for the special paving materials used on-site shall be submitted with the building permit drawings. Final paving design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
17. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
18. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
19. **PAINT BRUSH-OUTS:** The applicant shall paint a portion of the building or a mock-up wall with the proposed color scheme for inspection by the Planning Division. Proposed primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
20. **COLOR AND MATERIALS:** Colors and materials of the proposed addition are to be shown and noted on permit drawings to match the existing structure.
21. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
22. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
23. **TRASH ENCLOSURE:** Details of an opaque screen trash enclosure are to be shown on building permit drawings and be approved by the Zoning Administrator prior to permit issuance. The trash enclosure should match the architectural design, color, and materials of the primary structure. For food-serving uses or trash compactors, the trash enclosure must be equipped with hot water, a drain inlet to the sanitary sewer system, and a locking device. An enclosure constructed to store trash/recycling/compost bins shall have a concrete pad the same width as the enclosure and extending a minimum 10' beyond the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.
24. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.

GREEN BUILDING

25. **GREEN BUILDING—TENANT IMPROVEMENTS:** All nonresidential tenant improvements, including building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above, must meet the mandatory measures of the California Green Building Standards Code and Title 24, Part 6.

NOISE

26. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.

27. **CONSTRUCTION NOISE REDUCTION:** The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer’s muffler requirements on all construction equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.

AGREEMENTS AND FEES

28. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes construction of 58 square feet of Commercial, resulting in 58 net new floor area of Commercial.

CONSTRUCTION ACTIVITIES

29. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator (or City Council).
30. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
31. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
32. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 750’ of the project site of the construction schedule in writing, prior to construction. For multi-phased construction, separate notices may be required for each phase of construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of building permits.
33. **DISTURBANCE COORDINATOR:** The applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
34. **HEALTH AND SAFETY MEASURES:** The permittee/contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other State and Federal requirements.

35. **HAZARDOUS MATERIALS CONTAMINATION:** To reduce the potential for construction workers and adjacent uses to encounter hazardous materials contamination from asbestos-containing materials (ACM) and lead-based paint, the following measures are to be included in the project:

- a. In conformance with local, State, and Federal laws, an asbestos building survey and a lead-based paint survey shall be completed by a qualified professional to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition. The surveys shall be completed prior to demolition work beginning on the structures.
- b. A registered asbestos abatement contractor shall be retained to remove and dispose of all potentially friable ACMs, in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to building demolition that may disturb the materials. All construction activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than 1% asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.

During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

36. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

37. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).

38. **VIBRATION BEST MANAGEMENT PRACTICES CONSTRUCTION MEASURES:**

- Avoid impact pile driving and drill piles instead where possible. Drilled piles cause lower vibration levels where geological conditions permit their use.
- Avoid using vibration rollers and tampers near sensitive areas.

- In areas where project construction is anticipated to include vibration generating activities, vibration studies shall be conducted to determine the areas of impact and to present appropriate mitigation measures that may include the following:
 - Identification of sites that would be exposed to project vibration compaction activities and could result in vibration impacts to structures;
 - Develop a vibration monitoring and contingency plan;
 - Construction contingency plan; and
 - Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made.

Building Division—650-903-6313 or building@mountainview.gov

Entitlement review by the Building Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, state, and federal codes for all building and/or fire permits. For more information on submittal requirements and timelines, contact the Building Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

39. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
40. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
41. **MIXED USE AND OCCUPANCY:** The project shall comply with the requirements per the CBC, Chapter 5, Section 508.
42. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
43. **TYPE OF CONSTRUCTION:** Provide the type of proposed construction per Chapter 6 of the CBC.
44. **FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:** The project shall comply with the requirements per the CBC, Chapter 7 (Table 705.5).
45. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC, Chapter 7, Table 706.4(c), as amended in MVCC Section 8.10.24.
46. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.
47. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
48. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
49. **ACCESSIBLE MEANS OF EGRESS:** The site must meet accessible means of egress per the CBC, Chapter 10, Section 1009.

50. **EXIT DISCHARGE:** The project shall comply with the exit discharge requirements per the CBC, Chapter 10, Section 1028.
- Door between Grids D and E shall swing to the exterior with an alcove design.
 - Stairway doors shall swing to the exterior (rear and side stairway).
51. **ACCESSIBILITY REQUIREMENTS:**
- **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
 - **Accessibility within a site/trash enclosure (Chapter 11B):** At least one accessible route shall connect accessible building, accessible facilities (e.g., trash enclosure), accessible elements, and accessible spaces that are on the same site in compliance with the CBC 11B-206.2.2.
 - **Path of travel from public sidewalk/right-of-way (Chapter 11B):** The project is required to provide a continuously accessible path from the public sidewalk/right-of-way to the building entrance(s). Specify path is level or show locations of, and provide details for, required curb or walkway ramps in compliance with CBC 11B-202.4, 11B-206.2.1, and 11B-402.1.
52. **MVGC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
53. **REACH CODES FOR NONRESIDENTIAL (EXISTING CONSTRUCTION):** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, and the work requires a building permit, the project shall comply with MVCC Section 8.20.43.
54. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
55. **UTILITIES:** No utilities shall cross property lines.
56. **BUILDING UTILITIES:** Utilities (gas, electrical, etc.) shall comply with PG&E Green Book requirements.
57. **FIRE ACCESS LANE(S):** The site must always meet/maintain the existing fire access lane(s).
58. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
59. **APPROVALS REQUIRED:** The project requires approval of the Santa Clara County Environmental Health Department (SCCHD) prior to building permit submittal to the Building Division. Visit SCCHD online at <https://ehinfo.sccgov.org/home> or by phone at 408-918-3400 to obtain information and requirements for approval.
60. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial space(s) will be required to obtain a separate building permit(s).
61. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Visit the City of Mountain View Building Division online at www.mountainview.gov/building or contact by phone at 650-903-6313 to obtain information and submittal requirements.
62. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
63. **PEDESTRIAN PROTECTION:** Pedestrians shall be protected during construction, remodeling, and demolition; additionally, if required, signs shall be provided to direct pedestrian traffic. Provide sufficient information at the time of building plan submittal of how pedestrians will be protected from construction activity per the CBC, Section 3306.
64. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior

approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.70 of the MVCC and/or suspension of building permits.

Fire Department—650-903-6343 or fire@mountainview.gov

FIRE PROTECTION SYSTEMS AND EQUIPMENT

65. **FIRE SPRINKLER SYSTEM TENANT IMPROVEMENT:** The automatic fire sprinkler system shall be altered as necessary to accommodate interior improvements. Shop-quality drawings shall be submitted electronically for review and approval prior to installation. All new and/or existing water flow indicators and system control valves shall be monitored by a central station monitoring alarm company. All work shall conform to NFPA 13, NFPA 72, and Mountain View Fire Department specifications.
66. **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.)

FIRE DEPARTMENT ACCESS

67. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)

EGRESS AND FIRE SAFETY

68. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the electrical plan sheets in the drawing sets. (California Building Code, Section 1008.)
69. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per Uniform Building Code Chapter 10. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress. (California Building Code, Section 1013.)
70. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.2.9.)
71. **GROUP A OCCUPANCIES:** Buildings or portions of buildings used for assembly purposes shall conform to all requirements of Title 19 and the Uniform Building Code. This shall include, but not be limited to: (1) two exits; (2) fire-retardant drapes, hangings, Christmas trees, or other similar decorative material; and (3) posting of a maximum occupant load sign. (California Code of Regulations, Title 19, Sections 3.08, 3.21, and 3.30.)
72. **GROUP A, E, I, AND R1 OCCUPANCIES: DECORATIVE MATERIALS:** All drapes, hangings, curtains, drops, and all other decorative material, including Christmas trees, shall be made from a noncombustible or fire-resistive material or maintained in a flame-retardant condition by means of an approved flame-retardant solution or process approved by the California State Fire Marshal. (California Code of Regulations, Title 19, Sections 3.08 and 3.21.)
73. **INTERIOR WALL AND CEILING FINISHES:** Interior finishes shall have a flame-spread rating in accordance with the California Building Code, Chapter 8, and California Code of Regulations, Title 19, Section 3.21.
74. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.9.)
75. **ON-SITE DRAWINGS:** Submit electronic (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

76. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)

EXTERIOR IMPROVEMENTS

77. **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 6" in height and a minimum of 0.5" in width. (Mountain View City Code, Section 14.10.18.)

Public Works Department—650-903-6311 or public.works@mountainview.gov

OWNERSHIP AND PROPERTY

78. **PRELIMINARY TITLE REPORT:** At first submittal of the building permit, the applicant shall submit to the Public Works Department a current preliminary title report or land deed (dated within six months of the first submittal) indicating the exact name of the current legal owners of the property(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved. The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
79. **BUILDING ON CITY PRIVATE PROPERTY:** The applicant shall enter a long-term ground lease or fee-simple sale with the City of Mountain View for a portion of City private property at the rear of the building that encroaches onto the City's private property by approximately 6'11". The fair market rate shall be assessed for either a ground lease or fee-simple sale and shall be coordinated with the Real Property Division. The property owner must sign the required document(s) prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**
80. **CC&Rs:** Covenants, Conditions, and Restrictions (CC&Rs) between the property owner and the City of Mountain View shall be established for the adjacent public pedestrian walkway to delineate ownership, responsibility, and liability for private facilities, including, but not limited to, columns and door swings and public facilities, including, but not limited to, bricks and pavers along the public walkway. The applicant shall prepare CC&Rs, which shall be submitted to and approved by the City Attorney's Office and the Public Works Department prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**

STREET IMPROVEMENTS

81. **EXCAVATION PERMIT:** For projects with any work within the public right-of-way, upon first submittal of the building permit, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Public Works Department website at: www.mountainview.gov/landdevelopment. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
82. **TRAFFIC CONTROL PLANS:** For projects with any work within the public right-of-way, upon first submittal of the building permit, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall show and identify, at a minimum, work areas, delineators, signs, and other traffic-control measures required for work that impacts traffic on existing streets and shall be

prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the latest City standards. A completed Traffic Control Checklist shall be included with each traffic control plan submittal.

83. **CONSTRUCTION MANAGEMENT PLAN:** Upon first submittal of the building permit, the applicant shall provide a construction traffic and parking management plan with the building plans. The submitted construction management plan is preliminary and not approved. The plan must be approved prior to the issuance of a building permit, including demolition permits. The plan must show the following:

1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets;
2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction. All construction vehicles, equipment, and trailers shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the permittee/contractor. Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots, unless approved by the Public Works Director due to special conditions. Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage;
3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities; and
4. **Traffic Control and Detour Plans:** Submit traffic control plans, including detour plans, when on-site improvements and phases of the construction management plan require temporary roadway, lane, shoulder, and/or bike lane closure. Provide pedestrian detour plans when necessary.

Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic control plan submittal. A separate Excavation Permit from the Public Works Department will be required prior to the issuance of the building permit.

At a minimum, a Public Works Excavation Permit, a Temporary Encroachment Agreement from Public Works, and review and approval by the Building Division shall be required for pedestrian tunnels and scaffolding along Castro Street and the adjacent City public walkway. Lighting in pedestrian tunnels shall be provided for increased visibility and safety.

A Public Works Excavation Permit with approved traffic control and detour plans for Parking Lot 2 and Wild Cherry Lane shall be required prior to building permit issuance.

Recology collection vehicle and emergency vehicle access shall be maintained during construction:

- A minimum width of 12' is required in the travelway.
- Fire department connections (FDCs) shall not be blocked and shall remain accessible throughout construction.
- The construction staging area cannot conflict with the travelway for Recology collection vehicles to service businesses along Wild Cherry Lane and within Parking Lot 2 near the project site. The Recology collection vehicles must be able to enter Wild Cherry Lane from Villa Street and service trash from businesses along the alleyway (businesses fronting Castro Street) and businesses to the west of the project site in Parking Lot 2 (businesses fronting Villa Street).
- The applicant must show the Recology collection vehicle site circulation plan to demonstrate adequate clearances for the collection vehicles to reach all business trash areas. The vehicle's inside turn radius is 34', and the outside turn radius is not less than 41'. Visit MountainView.gov/ConstructionWaste for a turning radius template.

If the applicant is not able to satisfy any portion of this condition, City staff may consider modifications to these requirements on a case-by-case basis under limited circumstances. Any request shall minimize impacts to the public right-of-way and

privately owned City property, including, but not limited to, duration of proposed sidewalk/walkway impacts and duration of proposed lane closures.

The applicant may submit a written request addressed to both the Public Works Department and Community Development Department. In the written request, the applicant shall provide justification, provide updated phasing plans, and clearly explain the reason for any request. All written materials shall be submitted electronically (i.e., flattened, reduced-size PDFs), and the City will review for consideration. All reviews are subject to review and approval by the Public Works Department and Community Development Department. Submittal of a request does not constitute an approval will be granted. **(PROJECT-SPECIFIC CONDITION)**

84. **CASTRO PEDESTRIAN MALL:** Construction shall not encroach into the Castro Pedestrian Mall, and best-faith efforts shall be made to minimize impacts to businesses and patrons during construction. All striping and pavement markings damaged and/or removed as part of construction shall be replaced in-kind with thermoplastic to the satisfaction of the Public Works Director. **(PROJECT-SPECIFIC CONDITION)**
85. **USE OF CITY PARKING LOT 2 FOR TEMPORARY CONSTRUCTION STAGING:** The applicant proposes using a portion of City Parking Lot 2 for construction staging. A license agreement at the fair market rental rate of the land shall be required for use of City land for temporary construction staging when needed for the project and shall be coordinated with the Real Property Division. The property owner must sign the license agreement prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**
86. **CITY COUNCIL APPROVAL FOR USE OF CITY PARKING LOTS:** City Council approval is required when a City parking lot or portion thereof will be closed to the public. The Community Development Department will solicit City Council approval by resolution once the construction management plan is approved by City staff, and the number of affected parking stalls is determined along with the duration of closure. City Council approval and resolution adoption is required prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**
87. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, footings and foundations, fire service line, and appurtenances (including below-grade DCDA and FDC) shall not encroach into the public right-of-way, sidewalk easement, and/or City private property. **(PROJECT-SPECIFIC CONDITION)**
88. **ENCROACHMENT AGREEMENT FOR CITY PRIVATE PROPERTY:** At the sole discretion of the Public Works Director, nonstandard private facilities, including, but not limited to, fire service line and appurtenances (including below-grade DCDA and FDC), which prevent or limit the use of the City's private property encompassing City Parking Lot 2 and Wild Cherry Lane, require a separate Encroachment Agreement to be signed by the property owner(s). The Encroachment Agreement shall be prepared and executed and fees paid prior to issuance of the building permit. **(PROJECT-SPECIFIC CONDITION)**
89. **EXISTING PAVERS AND BRICKS:** Existing pavers and bricks within the adjacent City public walkway and Wild Cherry Lane shall be salvaged and reused during construction. The existing brick and paver pattern shall be replaced in-kind during reconstruction. **(PROJECT-SPECIFIC CONDITION)**
90. **CITY METAL ARBOR:** The existing metal arbor and concrete base shall be protected in place throughout the duration of the project. Narrowing the path of travel through the arbor entry is not allowed. The project support columns must be designed to align with the existing arbor to maintain its current location and width of access. **(PROJECT-SPECIFIC CONDITION)**

CURBS, SIDEWALKS, AND DRIVEWAYS

91. **CURB RAMP IMPROVEMENTS:** Construct new 4' wide ramp in Wild Cherry Lane per City standards for trash and recycling bin access. The specific limits of work shall be clearly identified and shown on the plans. The curb ramp case/detail shall be identified on the plans. **(PROJECT-SPECIFIC CONDITION)**
92. **CASTRO STREET SPECIAL PAVING:** The green color and bominite stamp pattern for the pedestrian sidewalk and PCC parking zone on Castro Street is proprietary to Bay Area Concrete, Inc., located at 4179 Business Center Drive, Fremont, California, 94538 (telephone 510-651-6020, fax 510-651-0936). The permittee is responsible for arranging to have Bay Area Concrete replace the sidewalk and parking pavement. All sidewalk and parking zone pavement shall be saw cut on the score lines. No. 4

steel dowels shall be drilled and epoxied into the existing concrete at 12" on center. All new sidewalks, parking pavement, expansion joints, and other related improvements shall match the existing and be installed in accordance with the Castro Street Improvement Plans, Project 87-14 (Index No. 6859). **(PROJECT-SPECIFIC CONDITION)**

93. **CASTRO STREET EDGE BAND:** The brown color for the concrete side bands on Castro Street shall match the existing LM Scofield C-25 Sombrero Buff. All expansion joints and other related improvements shall match the existing and be installed in accordance with the Castro Street Improvement Plans, Project 87-14 (Index No. 6859). **(PROJECT-SPECIFIC CONDITION)**

UTILITIES

94. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
95. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees, and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed.

Existing water services shall be shown to be disconnected and abandoned at the main in accordance with City standards, unless they are satisfactory for reuse, as determined by the Public Services Division. Water services 4" or larger that are not reused shall be abandoned at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.

96. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements.

Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation. The enclosure shall be easily accessible to City staff and must not be locked. The enclosure shall not encroach into the 7' public sidewalk easement. The building facade must be recessed to accommodate the required 12" clearance between the building face and backflow preventers and ensure the enclosure sits behind the sidewalk easement. Plans shall specify color of the enclosure to be approved by Planning. **(PROJECT-SPECIFIC CONDITION)**

97. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new sewer lateral from the property line to the City main will be required, including the installation of a new property line sewer cleanout.

Prior to the issuance of any building permits, the applicant shall conduct a video inspection of the lateral. A representative from the Public Services Division must be present to observe the video inspection. Please contact the Public Services Division's Wastewater Supervisor at 650-903-6329 to schedule a City maintenance person to be present at time of video inspection. After reviewing the recording, the City will determine if the lateral and/or cleanout requires replacement.

If an existing cleanout is not present, a new cleanout shall be installed. If a new sewer lateral is required, it shall be installed with 10' minimum horizontal clearance from any existing trees to protect against root intrusion and 5' minimum horizontal clearance from the existing water service to protect against cross-contamination. The applicant shall submit an Excavation Permit Application for replacement/installation and pay any applicable fees prior to the issuance of any building permits.

98. **SANITARY SEWER CLEANOUT:** A one-way sanitary sewer cleanout shall be installed in accordance with City standards.

99. **WATER AND SEWER APPLICATIONS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.

SOLID WASTE AND RECYCLING

100. **RECOLOGY MOUNTAIN VIEW:** The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans: "Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in code enforcement action."
101. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
102. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
103. **TRASH ENCLOSURE DESIGN AND DETAILS:** Trash plan sheet and enclosure details must be included on a separate sheet in the initial building plans and include:
- Property must have trash, recycling, and compost. Display on plans the location of the collection containers and dimension to scale with the following minimum service levels: one 2-yard trash bin, one 2-yard mixed recycling bin, and two 96-gallon compost carts. The collection frequency of these containers shall be sufficient to accommodate all waste generated on-site.
 - The trash enclosure interior dimensions shall be a minimum of 15'5" wide x 12'4" deep.
 - Upon occupancy, if the business is not a food usage and generates less than 10 gallons of total compostable material weekly (food scraps, food-soiled paper, and plant debris), the business must apply for a waiver from the mandatory composting ordinance requirements due to a "de minimus" or very small amount. Complete the waiver form online at MountainView.gov/ZeroWasteBusiness.
 - A curb cut is required for the hauler to roll-out the bins/carts stored in the trash room and shall measure 4' wide.
 - Trash enclosure standards require no less than 9' vertical clearance for roof from finished grade to roof interior.
 - If the trash enclosure does not have an interior berm or curb it shall have bumpers on the walls to avoid damage from bins hitting it.
 - The hauler must roll out all containers (trash/recycle/compost) from the trash room as these containers cannot be left out at the curb. Note that any movement of bins over 30' will be subject to roll-out fees by the hauler. The current roll-out fee is \$0.75 per foot per container per month.
 - Trash room shall maintain existing roll-up doors measuring a minimum of 6' wide with keypad access for the hauler.
 - Overhead clearance for the travelway must be no less than 15' from finished grade to structural appurtenances (e.g., cameras, sprinklers, electrical). Overhead clearance in collection area must be no less than 22'. **(PROJECT-SPECIFIC CONDITION)**

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

104. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building and improvement plans: “While the Santa Clara Valley Water District (Valley Water) has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water’s records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage.”
105. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: “The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development’s construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director or designated representative.”
106. **OCCUPANCY RELEASE (COMMERCIAL):** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: “For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance.”

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. 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: As required by California Government Code Section 66020, the applicant is hereby notified that the 90-day period has begun as of the date of approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of this approval or as a condition of approval. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or the adopted City fee schedule.

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/HZ/6/FDG
PL-2023-197