

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2018

A RESOLUTION CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND A PLANNED COMMUNITY PERMIT TO CONSTRUCT A FIVE-STORY HOTEL BUILDING WITH THREE LEVELS OF SUBTERRANEAN PARKING AND A FOUR-STORY MIXED-USE OFFICE BUILDING WITH THREE LEVELS OF SUBTERRANEAN PARKING AND ASSOCIATED HOPE STREET IMPROVEMENTS; AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE 11 HERITAGE TREES LOCATED AT HOPE STREET CITY PARKING LOTS 4 AND 8

WHEREAS, an application was received from The Robert Green Company for a Development Review Permit and Planned Community Permit to construct a 120,518 square foot, five-story hotel building with three levels of subterranean parking, a 52,506 square foot mixed-use office building with three levels of subterranean parking, and Hope Street improvements to replace existing City-owned Parking Lots 4 and 8; a Provisional Use Permit to allow a hotel use and a restaurant use; and a Heritage Tree Removal Permit to remove 11 Heritage trees (Application No. PL-2018-022); and

WHEREAS, the Zoning Administrator held a public hearing on November 14, 2018 on said application and recommended the City Council conditionally approve the Development Review Permit, Planned Community Permit, Provisional Use Permit, and Heritage Tree Removal Permit subject to the recommended findings and conditions of approval; and

WHEREAS, the City Council held a public hearing on November 27, 2018 on said applications and received and considered all evidence presented at said hearing, including the City Council report and materials;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View finds:

1. The Development Review Permit for construct a five-story hotel with three levels of underground parking and a four-story mixed-use office building with three levels of underground parking 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 the Zoning Ordinance, the General Plan, and any City-adopted design guidelines because the hotel and office project is consistent

with General Plan goals and policies of the Downtown Mixed-Use Land Use Designation. The project also complies with the standards and guidelines for Area G and Area H of the P-19 (Downtown) Precise Plan;

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 design of the proposed hotel and office buildings is consistent with the standards and guidelines of the Downtown Precise Plan. The project uses elements of modern and traditional architecture and high-quality materials which will complement the design of surrounding downtown environment;

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, because the hotel and office projects are situated in such a way to create a comfortable pedestrian environment. In addition to providing adequate parking to support the hotel, office, and retail uses, the project will provide 225 public parking spaces for a net gain of 76 spaces from the 149 spaces that are in Lots 4 and 8 currently. The project includes day and night access through the site and to public parking as well as providing a new midblock crossing and pedestrian improvements to Blossom Lane and Hope Street to further increase pedestrian circulation throughout the site and surrounding downtown area;

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 by providing climate-sensitive and aesthetically pleasing landscaping on the ground floor and rooftops of the project. Landscaping has been added to all pedestrian areas and gathering spaces to improve the look and feel of the spaces;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing adequate on-site public and private parking and providing pedestrian access points throughout the project site, and improving pedestrian routes to the transit facility in the vicinity; and

f. The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because the project is found to be exempt pursuant to Section 15332 (“In-Fill Development”) of the CEQA Guidelines. The project is an infill development in an urban, downtown setting and consistent with the applicable General Plan Land Use Designation and Zoning District regulations; is on a project site of less than five acres; contains no value as

habitat for endangered, rare, or threatened species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately serviced by all required utilities and public services.

2. The Planned Community Permit to construct a five-story hotel with three levels of underground parking and a four-story mixed-use office building with three levels of underground parking 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 P-19 (Downtown) Precise Plan. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments by meeting the Downtown Precise Plan Development Requirements and Design Guidelines. The hotel and office uses with ground-floor retail are compatible with surrounding downtown uses. The project utilizes high-quality materials and adds attractive urban design features to create a comfortable and urban pedestrian environment that adds to the downtown and provides a new gateway from the Transit Center;

b. The proposed use or development is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan by supporting an active mix of uses and public spaces that include hotels, offices, and retail. The project is in compliance with the following General Plan Policies:

- **LUD 3.1: Land use and transportation.** Focus higher land use intensities and densities within a one-half mile of public transit service, and along major commute corridors.
- **LUD 3.2: Mix of land uses.** Encourage a mix of land uses, housing types, retail and public amenities, and public neighborhood open spaces accessible to the community.
- **LUD 6.1: Neighborhood character.** Ensure that new development in or near residential neighborhoods is compatible with neighborhood character.
- **LUD 6.3: Street presence.** Encourage building facades and frontages that create a presence at the street and along interior pedestrian paseos and pathways.
- **LUD 6.5: Pedestrian and bicycling improvements.** Support pedestrian and bicycling improvements and connections between neighborhoods.

- **LUD 7.1: Downtown.** Promote downtown as a daytime and nighttime center for social, entertainment, cultural, business, and government activity.
- **LUD 7.3: Human-scaled building details.** Support new and renovated downtown buildings that include human-scaled details such as transparent windows on the ground floor that face the street, awnings, and architectural features to create a comfortable and interesting pedestrian environment.
- **LUD 7.5: Compatible uses and design.** Ensure compatible uses and building design downtown along the boundaries between residential and commercial areas.
- **LUD 7.6: Parking space flexibility.** Encourage a portion of downtown street parking spaces to be removed or reconfigured to accommodate pedestrian and bicycle amenities.
- **LUD 8.2: Streets friendly to bicyclists and pedestrians.** Encourage a network of streets friendly to bicyclists and pedestrians that create a safe and comfortable environment and include convenient amenities and features.
- **LUD 8.3: Enhanced publicly accessible bicycle and pedestrian connections.** Encourage new and existing developments to enhance publicly accessible bicycle, pedestrian, and transit connections.
- **LUD 9.2: Compatible transit-oriented development.** Encourage transit-oriented development that is compatible with surrounding uses and accessible to transit stations.
- **LUD 9.4: Enhanced pedestrian activity.** Ensure commercial development enhances pedestrian activity through these strategies:
  - Encourage the first level of the building to occupy a majority of the lot's frontage, with exceptions for vehicle and pedestrian access.
  - Allow for the development of plazas and dining areas.
  - Encourage the majority of a building's ground-floor frontage to provide visibility into the building by incorporating windows and doors.
  - Require that ground-floor uses be primarily pedestrian-oriented.

- Ensure pedestrian safety and access when designing parking areas and drive-through operations.

- Minimize driveways.

- **LUD 10.1: Sustainable design and materials.** Encourage high-quality and sustainable design and materials.

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the site layout, building design, public parking, and hotel, office, and retail uses are compatible with the surrounding environment of other downtown commercial and residential uses;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area by providing public parking, hotel, office, and retail uses which are compatible with the residential, office, and retail activities in the area, including design features such as locating buildings near streets, and creating attractive pedestrian environments along active frontages; and appropriate landscaping; and

e. The approval of the Planned Community Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because the project is found to be exempt pursuant to Section 15332 (“In-Fill Development”) of the CEQA Guidelines. The project is an infill development in an urban, downtown setting and consistent with the applicable General Plan Land Use Designation and Zoning District regulations; is on a project site of less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately serviced by all required utilities and public services.

3. The Provisional Use Permit to allow a hotel use and restaurant use is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25:

a. The proposed uses are conditionally permitted within the P-19 (Downtown) Precise Plan and comply with all of the applicable provisions of the Zoning Ordinance because they meet standards for setbacks, height, open space, and parking. The hotel has no side and rear setback requirements and is built to sidewalk along the front setback in keeping with the Precise Plan requirement. The hotel is below the maximum height of 55’ and previously received Council approval to be five stories rather than four prescribed in the Precise Plan so long as it met the height requirement. The restaurant uses add to the character of the sidewalks and publicly

accessible paseos through the project and are located within the confines of the required setbacks;

b. The proposed use is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan by supporting an active mix of uses and public spaces that include hotels, offices, and retail;

c. The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity because the project includes hotel, office, and retail uses that support, and are consistent with, a downtown setting;

d. Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because the project meets the Downtown Precise Plan Development Requirements and Design Guidelines; and

e. The approval of the Provisional Use Permit for the proposed use complies with the California Environmental Quality Act (CEQA) because the project is found to be exempt pursuant to Section 15332 (“In-Fill Development”) of the CEQA Guidelines. The project is an infill development in an urban, downtown setting and consistent with the applicable General Plan Land Use Designation and Zoning District regulations; is on a project site of less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately serviced by all required utilities and public services.

4. The Heritage Tree Removal Permit to remove 11 Heritage trees (Tree Nos. 251, 261, 275, 278, 279, 280, 281, 282, 283, 284, and 285) is conditionally approved based on the conditions contained herein and the following findings per Section 32.35:

a. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services because all 11 trees are located in the path of proposed site improvements. The current site is a surface parking lot with trees located within the parking areas as well as along the perimeter. Since the new project is building to the property lines with no setback, as allowed in the Zoning Code, the existing trees on-site must be removed due to their proximity to the proposed construction.

b. It is appropriate and necessary to remove the trees in order to construct the improvements and allow reasonable and conforming use of the property when

compared to other similarly situated properties because the removal will allow the construction of the hotel and office project and the removed trees will be replaced with new trees, including new street trees along the project street frontages.

c. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as Heritage trees, including its maturity, aesthetic qualities such as its canopy, shape and structure, majestic stature, and visual impact on the neighborhood.

d. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.

e. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters.

f. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.

g. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole.

h. The approval of the Heritage Tree Removal Permit for the removal of 9 Heritage trees complies with the California Environmental Quality Act (CEQA) because the project is found to be exempt pursuant to Section 15332 ("In-Fill Development") of the CEQA Guidelines. The project is an infill development in an urban, downtown setting and consistent with the applicable General Plan Land Use Designation and Zoning District regulations; is on a project site of less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately serviced by all required utilities and public services.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Mountain View that the Planned Community Development Permit, Development Review Permit, and Heritage Tree Removal Permit for said project are hereby granted subject to the developer's fulfillment of all the conditions which are attached hereto as Exhibit A and incorporated herein by reference.

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MvO/2/RESO  
835-11-27-18r

Exhibit: A. Conditions of Approval



**CONDITIONS OF APPROVAL  
APPLICATION NO.: PL-2018-084  
HOPE STREET LOTS 4 AND 8**

The applicant is hereby notified, as part of this application, that (s)he is required to meet the following conditions in accordance with the City Code of the City of Mountain View and the State of California. The lead department is identified on each condition where necessary. Where approval by the Community Development Director, City Engineer, Public Works Director, City Attorney, Chief Building Official, or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices for the item(s) under review. The applicant is hereby notified that (s)he is required to comply with all applicable codes or ordinances of the City of Mountain View and the State of California that pertain to this development and are noted herein.

This approval is granted to construct a five-story hotel with three levels of underground parking and a four-story mixed-use office building with three levels of underground parking, allow hotel and restaurant uses, and allow Heritage Tree removals located on Assessor Parcel Nos. 150-20-072 and 150-20-004. 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 Gensler for The Robert Green Company dated October 16, 2018, and consisting of 106 sheets.
- b. Color and materials board prepared by Gensler for The Robert Green Company dated September 5, 2018, and kept on file in the Planning Division of the Community Development Department.

**THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

Community Development Department – 650-903-6306

1. **EXPIRATION:** The Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit shall be valid for a period of two years from the date of the City Council approval. Building permits for the project shall be issued within this two-year period or the permits shall become null and void unless an extension is granted by the Zoning Administrator.
2. **PERMIT EXTENSION:** Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator, in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.

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.

3. **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.
4. **LIVE ENTERTAINMENT:** Live entertainment is not permitted on the site without approval of a separate Provisional Use Permit and Live Entertainment Permit. For one-time special events which are not part of a regular program of entertainment, the applicant may apply for a Temporary Use Permit, subject to Zoning Administrator

and Police Chief approvals, no less than 30 days prior to the special event(s).

#### PLANS AND SUBMITTAL REQUIREMENTS

5. **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.
6. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council/Zoning Administrator. Any changes must be clearly noted. The project architect shall also certify that 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.
7. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for the framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.
8. **COLOR CHIPS:** Color chips shall be attached to the title sheet of two sets of the building permit drawings and the color scheme shall be shown on the elevations.

#### SITE DEVELOPMENT AND BUILDING DESIGN

9. **BUILDING DESIGN MODIFICATIONS:** The applicant shall submit revised plans addressing architectural design, building materials, colors, landscaping, and/or other site or building design details as identified below, based on direction from the Development Review Committee (DRC), and subject to review and approval by the Zoning Administrator prior to issuance of a building permit:
  - a. Revise brick cap on hotel building – brick detail would look better.
  - b. Trespa or some type of wood material is needed in the hotel entry to communicate with the rear paseo entry.
  - c. The roof trellis material should be wood and other warm materials and the City will continue to review greening and landscaping details.
  - d. A wayfinding system is required to make the public feel welcome and comfortable through the site and aid in navigation.
  - e. Add brick detailing and windows to the chamfered corner rooms of the hotel.
  - f. The office building cornice needs to be stronger.
  - g. Landscaping and decorative panels are needed to screen mechanical utilities along public streets.
  - h. Special paving is to be provided at the midblock crossing.
  - i. Awnings should be a softer material like wood or fabric.
  - j. An awning is needed over the garage entry.
  - k. Final approval is needed for glazing design.

- l. Final approval is needed for landscape planters along the Hope Street storefronts, plazas, and along Blossom Lane.
  - m. Continue to work to find creative design solutions for the utility room fronting on Hope Street.
10. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities located along public rights-of-way, including pedestrian sidewalks, walkways, plazas, and bicycle improvements, which shall be publicly accessible. The applicant shall have the right to establish and enforce reasonable rules and regulations for the use of the open space, but shall not restrict access with fencing or other design/operational barriers.
  11. **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.
  12. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement and utilization of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
  13. **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.
  14. **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.
  15. **GROUND-FLOOR TRANSPARENCY:** Storefronts (including windows) must maintain a minimum 75 percent 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.
  16. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include brick, metal siding, Trespa, and paint samples.
  17. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
  18. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide approximately 10,500 square feet of ground-floor commercial space, all of which may accommodate food service/restaurant uses.
  19. **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.
  20. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall not exceed 7' in height, measured from adjacent grade to the top of the fence or wall. The design and

location must be approved by the Zoning Administrator and comply with all setback requirements.

21. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. 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. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
22. **BIKE RACKS:** The applicant shall provide at least 40 bike racks (Class II/III at 50 percent). The racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
23. **BIKE LOCKERS:** The applicant shall provide at least 4 bike locker rooms (Class I) or equivalent, as approved by the Zoning Administrator. A written building management policy of permitting bicycles to be stored in private offices or in designated areas within the structure where adequate security is provided may be approved by the Zoning Administrator as an alternative to bike locker facilities.
24. **PARKING MANAGEMENT PLAN (SHARED PARKING):** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and commercial uses within the project, subject to administrative approval by the Zoning Administrator prior to building permit issuance.
25. **VISITOR/CUSTOMER PARKING:** The project shall provide 225 public parking spaces. The final location of all visitor/customer parking shall be shown on building permit plans and include appropriate signage and/or pavement markings subject to review and approval by the Zoning Administrator.

#### GREEN BUILDING AND SUSTAINABILITY MEASURES

26. **GREEN BUILDING – MIXED-USE:** The project is required to meet the mandatory measures of the California Green Building Standards Code. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status or LEED-certified status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through Build It Green or U.S. Green Building Council is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.

#### LANDSCAPING

27. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms)). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
28. **CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.

29. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.
30. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the 30 trees before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
31. **MONTHLY ARBORIST INSPECTIONS:** Throughout demolition and construction, a qualified arborist must conduct monthly inspections to ensure tree protection measures and maintenance care are provided. A copy of the inspection letter, including recommendations for modifications to tree care or construction activity to maintain tree health, shall be provided to the Planning Division.
32. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

#### HERITAGE TREES

33. **IMPLEMENTATION:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit is secured and the project is pursued.
34. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with 30 replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage replacement trees.
35. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Allie Strand and dated October 16, 2018 shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site.
36. **TREE MITIGATION AND PRESERVATION PLAN:** The applicant shall develop a tree mitigation and preservation plan to avoid impacts on regulated trees and mitigate for the loss of trees that cannot be avoided. Routine monitoring for the first five years and corrective actions for trees that consistently fail the performance standards will be included in the tree mitigation and preservation plan. The tree mitigation and preservation plan will be developed in accordance with Chapter 32, Articles I and II, of the City Code, and subject to approval of the Zoning Administrator prior to removal or disturbance of any Heritage trees resulting from project activities, including site preparation activities.
37. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two working days per damaged tree.

## SIGNS

38. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require a separate Planning and/or building permit. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).
39. **SIGN PROGRAM:** The applicant shall develop an overall sign program for this property as part of a separate Planning permit. The program shall identify suitable sign locations, types, sizes, colors, and materials. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).

## NOISE

40. **MECHANICAL EQUIPMENT:** 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.
41. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors can remain closed when the restaurant is in operation.
42. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A) $L_{dn}$  that shall be reviewed and approved by a licensed acoustical engineer prior to building permit submittal.
43. **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.
44. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A) $L_{dn}$  or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans, and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise.

Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant, to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

## CONSTRUCTION PRACTICES AND NOTICING

45. **WORK HOURS:** 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. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractor and material suppliers of the working hours. 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.

46. **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 construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
47. **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.
48. **DISTURBANCE COORDINATOR:** The project 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.
49. **AIR QUALITY:** The applicant will be required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.
50. **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. Additional measures may be identified by the BAAQMD or contractor as appropriate, such as: (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; and (f) post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The BAAQMD's phone number will also be visible to ensure compliance with applicable regulations.
51. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA's 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor will cover the bottom of excavated areas with sheeting when work is not being performed.

52. **DISCOVERY OF ARCHAEOLOGICAL RESOURCES:** If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
53. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
54. **DISCOVERY OF PALEONTOLOGICAL RESOURCES:** In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
55. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

#### TECHNICAL REPORTS

56. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of



California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City prior to the issuance of building permits, and the recommendations made in the geotechnical report will be implemented as part of the project. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

#### LEGAL AGREEMENTS AND FEES

57. **HOUSING IMPACT FEE:** Prior to the issuance of the first building (foundation) permit, applicant shall pay a Housing Impact Fee based on the net new floor area and the fees in effect at the time of building permit issuance.
58. **PARKING IN-LIEU FEE:** Prior to the issuance of the first building (foundation) permit, the applicant shall pay the City a Parking In-Lieu Fee for all required parking spaces not provided on the project site. Fees shall be made payable to the City of Mountain View and submitted to the Planning Division.

#### TRANSIT-RELATED PROGRAMS AND OFF-SITE IMPROVEMENTS

59. **COMMUTE ALTERNATIVES PROGRAM:** The applicant or property manager for the site shall implement the following transportation demand management (TDM) programs aimed at increasing transit use and reducing the need for employees to drive alone to work. The programs shall be provided for all employees that work in the building. The building's owner may assign responsibility for these programs to the tenants of the building, but the building's owner is responsible for ensuring that the programs are maintained and the items that can be shall be indicated on the building permit plans:
  - a. Preferential parking locations closest to building entrances.
  - b. Internal ride-share matching services.
  - c. Transit Subsidy.
  - d. Telecommuting.
  - e. Mountain View Chamber of Commerce Green Business University and Spare the Air Registration.

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#### FEES

60. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s) as applicable.
61. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits, the applicant shall pay the plan check and inspection fee in accordance with Sections 27.60 and 28.36 of the City Code per the rates in effect at time of payment.

An initial plan check fee based on the Public Works fee schedule shall be paid at the time of initial improvement plan check submittal based on the initial cost estimate for constructing street improvements and other public facilities; public and private utilities and structures located within the public right-of-way; and utility, grading, and driveway improvements for common green and townhouse-type condominiums.

Once the plans have been approved, the approved cost estimate will be used to determine the final bond amounts, plan check fees, and inspection fees. Any paid initial plan check fee will be deducted from the approved final plan check fee.

## STREET IMPROVEMENTS

62. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, the following improvements: new curb, gutter, and sidewalk on Hope Street; new curb along Blossom Lane; intersection improvements at Hope Street/Villa Street; water, sewer, and joint utility services; storm laterals; and overlay of Hope Street and Blossom Lane.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the building permit. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm). The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
- b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the building permit. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
63. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating, but not limited to, the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Locations of on-site parking for construction equipment and construction workers must be submitted for review and approval. Off-site plans (10 sets), an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.

64. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the street and utility improvements with the initial submittal of the improvement plans. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees.
65. **POTHOLE PERMIT:** Obtain an Excavation Permit from the Public Works Department to conduct potholing in order to determine the depths and locations of existing subsurface utilities in Hope Street, Villa Street, and Blossom Lane and the existing parking lots. Potholing shall be completed prior to the initial submittal of the building plans as required by the Project's Land Development Engineer.
66. **ENCROACHMENT RESTRICTIONS:** Buildings and other private facilities, including, but not limited to, structures, steps, handrails, fences, planters, and retaining walls, shall not encroach into the public right-of-way/street easement or outside of the lease parcel, unless otherwise approved by the Public Works Director. The hotel building shall not overhang outside of the lease parcel into Blossom Lane. The extension of the hotel underground garage outside of the lease parcel into Blossom Lane shall require an easement in accordance with the executed Disposition and Development Agreement.
67. **TIE-BACK ENCROACHMENTS:** Temporary tie-backs or earthen nails that encroach into the public right-of-way/street easement or outside of the lease parcel into Blossom Lane for construction purposes shall require a separate Encroachment Agreement, plat and legal description, and bond (100 percent) or letter of credit (100 percent) or cash security (100 percent) securing the installation and warranty of the temporary tie-backs.
68. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk, unless otherwise approved by the Public Works Director. The developer shall take responsibility for the maintenance of any approved special materials in the public right-of-way and shall obtain an Encroachment Permit Agreement from the City for the encroachment.
69. **DRIVEWAY SIGHT TRIANGLE:** The building architecture, landscaping, and/or signage shall be revised as necessary to conform to City Standard Detail A-22 for Side Street/Driveway Triangle of Safety, as determined by the Public Works Director. Obstructions within the pedestrian and vehicle sight triangle(s), such as fences, shrubs, bushes or hedges, shall not exceed 3' in height while tree canopies shall maintain a minimum 6' vertical clearance at the driveway location. This condition of approval governs over the proposed design shown on the Planning application.
70. **HOTEL GARAGE RAMP:** The ramp to the underground garage for the hotel on Hope Street shall comply with City Standard Detail A-24, Underground Garage Driveway Ramp, to provide sufficient sight distance for visibility and pedestrian safety.
71. **HOPE STREET/VILLA STREET INTERSECTION IMPROVEMENTS:** The following improvements are required at the intersection of Hope Street and Villa Street for the development:
  - New traffic signal, as determined necessary by the signal warrant analysis in the Traffic Impact Analysis Report;
  - Intersection lane geometries (left-turn pocket lanes) to implement eight-phase traffic signal operations, if feasible; and
  - New ramps at the four street corners in compliance with the Americans with Disabilities Act.

The City shall reimburse the developer for a pro-rata share of the intersection improvement costs in accordance with the executed Disposition and Development Agreement between the City and developer.

72. **HOPE STREET IMPROVEMENTS:** Hope Street shall be narrowed to 40' curb-to-curb from West Evelyn Avenue to Villa Street (12' travel lanes and 8' parking lanes in each direction). As approved by the Public Works Director, a valet zone may be designated adjacent to the hotel building outside of the red curb area for the midblock crosswalk and driveway entrance to the underground parking garage. The parking lane adjacent to the office building shall be available for public on-street parking and shall not be reserved as a valet zone. This condition of approval governs over the proposed design shown in the Planning application, including Sheets A.0.01.51, A.0.01.52, and C.0.03.00.
73. **MIDBLOCK CROSSWALK:** The midblock crosswalk on Hope Street shall have the following design element, or as approved by the Public Works Director: 12' wide raised crosswalk, high-visibility, ladder-style striping, bulb-outs on each side of the street to shorten the crossing distance to 24', and pedestrian crossing signage. This condition of approval governs over the proposed design shown in the Planning application, including Sheets C.0.03.00 and C.0.08.00.
74. **BLOSSOM LANE IMPROVEMENTS:** New curb shall be installed along the project frontage to provide vehicular access and define the travel way along Blossom Lane. Blossom Lane shall be signed and striped for one-way vehicular traffic, entering from West Evelyn Avenue and exiting on Villa Street. This condition of approval governs over the proposed design shown in the Planning application, including Sheets C.0.03.00 and C.0.04.00.
75. **STREET OVERLAY:** Hope Street shall have a full-street overlay from Evelyn Avenue to Villa Street due to the extent of the street and utility improvements and the impact of the anticipated construction traffic load. Blossom Lane shall have a full overlay adjacent to the project and extending to West Evelyn Avenue and Villa Street if necessary to address the proposed grading.
76. **STREETLIGHTS:** Provide streetlights along Hope Street consistent with the new street geometry in accordance with City standards and Design Criteria.

#### UTILITIES

77. **WATER AND SEWER SERVICE:** All new utility services shall be installed as the existing utility services have outlived their useful service lives and shall be abandoned per City standards. Each use and/or place of business, including the hotel, restaurant, retail, and office spaces, shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
78. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
79. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required for each property.
80. **WATER METER BANK:** The water meters shall be arranged in a bank of meters. The bank of meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway entrance so as not to impact the aesthetics of the entrance.
81. **FIRE HYDRANTS IN BLOSSOM LANE:** The water line in Blossom Lane may need to be upsized and/or looped to meet the flow requirements for the proposed fire hydrant connections, as required by the Fire Protection Engineer.
82. **UTILITY SERVICE CONTINUITY:** The parking lots may contain existing utility services for the adjacent properties that shall need to be relocated to ensure service continuity, including, but not limited to, a fire service line on Lot 4. The existing utilities shall be verified and shown on the building plans and/or off-site improvement

plans upon the initial plan submittal. Potholing to verify the utilities shall be completed prior to the initial submittal of the building plans.

83. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit complete applications for water and sewer service if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid.
84. **EXCAVATION PERMIT:** With the submittal of the initial building permit and improvement plans, the applicant shall submit a complete Excavation Permit Application to the Public Works Department for all applicable work within the public right-of-way. Permit applications are available from the Public Works Department. All work within City right-of-way must be consolidated on the site, off-site improvement or utility plans. Plans of the work, traffic control plans for work within the public roadway, insurance certificate and endorsement, and permit fees are required with the Excavation Permit Application.
85. **UTILITY SERVICES:** Water, storm drainage, and sanitary sewer services shall connect to the City mains in Hope Street. The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer/storm laterals, sewer cleanouts, storm inlets, gate valves, and utility mains are to be shown on the plans. Utility design shall comply with City Design Criteria and standards, including, but not limited to, requirements for pipe size, slope, separation and materials. Sewer laterals, water services, and fire services shall have a minimum 5' horizontal separation from each other. This condition of approval governs over the proposed design shown in the Planning application, including Sheet C.0.05.00.
86. **BACKFLOW PREVENTERS:** Aboveground reduced-pressure backflow preventers are required for all City water services. Devices shall be located on-site directly behind the water meter and screened from view with landscaping, or elsewhere on-site outside of buildings as reasonably close to the street as possible, as approved by the Public Works Director. Devices for the hotel may be allowed in an open, accessible alcove that screens the devices from street view; the alcove shall not be locked and the water meters shall be placed outside of the alcove. This condition of approval governs over the proposed design shown in the Planning application, including Sheet C.0.05.00.
87. **UNDERGROUND SERVICES:** All new and existing electric, telephone, and cable television services serving the site are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site.
88. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit joint utility plans showing the location of the proposed electric, gas, telephone, cable television, and telecommunication conduits and vaults. These plans shall be combined and made a part of the improvement plans. Joint utility design shall comply with City Design Criteria and standards. The location of private joint utility services in Blossom Lane shall require approval from the Public Works Director and issuance of an Encroachment Permit Agreement from the City. This condition of approval governs over the proposed design shown in the Planning application, including Sheets C.0.05.00.

#### RECYCLED WATER

89. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
90. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc. All recycled water services must have a meter and a reduced-pressure-principle backflow preventer. Recycled Water irrigation services must also have a pressure regulating valve.

91. **RECYCLED WATER PLANS:** Prepare recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use. The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details. If recycled water is being used for both irrigation and dual-plumbing, submit a recycled water plan package with all recycled water systems included (i.e., irrigation, plumbing, and/or mechanical), which will be reviewed by City staff and State reviewers.
92. **RECYCLED WATER FEES AND COSTS:** The project applicant will be responsible for paying all applicable costs and fees as part of the approval of any recycled water project.
93. **RECYCLED WATER SPECIAL INSPECTION:** The project is required to undergo recycled water special inspection by the City or its representative. A certified AWWA Cross-Connection Specialist will perform the construction inspection of ALL on-site recycled water systems, pursuant to the approved plans. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): "Any installation for recycled water is required to have a Special Inspection by the City's certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications."
94. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly shown on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or its representative and must be performed prior to connection of the recycled water meter and building permit final.
95. **SITE SUPERVISOR:** The owner/developer is required to hire a Site Supervisor who has been trained City staff. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City's Customer Guidelines for Recycled Water Use.

Provide to the City:

- a. Contact information of Site Supervisor.
  - b. Proof of Completion of Site Supervisor Training with the City's Recycled Water staff or South Bay Water Recycling.
96. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure that overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor. Coverage Test results must be submitted to the City prior to building occupancy.
  97. **DUAL-PLUMBED BUILDINGS:** Pursuant to Section 8.30.5 of the Mountain View City Code, all new commercial buildings or groups of new commercial buildings submitting for a building permit, where the total square footage of the building(s) is greater than twenty-five thousand (25,000) square feet, shall incorporate dual plumbing in the design of the building to allow the use of recycled water, when it becomes available, for flushing toilets and urinals and priming floor traps. The dual-plumbed recycled water system must comply with the requirements of California Code of Regulations Title 17, 22, and the adopted California Plumbing Code. An Engineering Report and set of plans of the proposed site shall be prepared and provided to the City. Sites using recycled water for

toilet and urinal flushing must have an on-site back-up water supply tank.

*NOTE: For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year, and a 4-year shutdown test.*

98. **DUAL PLUMBING ENGINEERING REPORT:** For dual-plumbed recycled water systems, the Engineering Report shall adhere to California Code of Regulations Title 22 § 60314 and must include a detailed description of intended use area, plans, and specifications of the piping system and on-site back-up tank, and the method to be used by the recycled water agency to ensure that cross-connection between the recycled water and potable water piping system will not occur. The Engineering Report shall be submitted to the City.
99. **DUAL PLUMBING ON-SITE BACK-UP WATER SUPPLY STORAGE:** Sites using recycled water for toilet and urinal flushing are required by the City to have an on-site back-up water supply. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site back-up water supply may be installed at the discretion of the customer. The on-site back-up must adhere to all applicable codes and regulations, and must be equipped with an air gap to prevent cross-connection between the potable and recycled water systems.
100. **DUAL PLUMBING PLANS:** For dual-plumbed recycled water systems, prepare a set of plans with proposed piping system to be used, pipe locations of both recycled and potable systems, type and location of the outlets and plumbing fixtures that will be accessible to the public, and the methods and devices to be used to prevent backflow of recycled water into the public water system.

*NOTE: The Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible.*

#### SIDEWALKS AND DRIVEWAYS

101. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements.
102. **ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind driveway approaches.
103. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
104. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs that are located within 15' of the driveway entrance to the underground parking garage shall be painted red.
105. **HOPE STREET CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** For the new street geometry, the developer shall install new curb, gutter, and sidewalk per City standards along the full block of Hope Street from West Evelyn Avenue to Villa Street, as follows:
  - 12' wide sidewalk with tree wells on the west side (hotel); and
  - 8' wide sidewalk with tree wells on the east side (office).

The City shall reimburse the developer for the construction costs to install curb, gutter, and sidewalk beyond the project frontage, with the exception of the improvements needed for the Hope Street/Villa Street intersection improvements that are required for the development. To be reimbursed by the City, the developer must enter into a reimbursement agreement with the City, which requires the developer to competitively bid the street improvements and submit a minimum of three itemized bids from contractors who meet the City's minimum requirements, including the requirement to pay prevailing wages, for approval and selection of the lowest

responsible bidder.

106. **RED CURB ALONG BLOSSOM LANE:** The curb along both sides of the entire length of Blossom Lane from West Evelyn Avenue to Villa Street shall be painted red. Curbs shall be striped as “No Parking – Fire Lane” where emergency vehicle access is required, as required by the Fire Protection Engineer.

#### RECYCLING

107. **RECOLOGY MOUNTAIN VIEW:** 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.
108. **CONSTRUCTION AND DEMOLITION ORDINANCE:** The project is subject to the requirements of the Mountain View Green Building Code. A Construction and Demolition Debris Management Plan shall be submitted with the initial building permit application and approved by the Solid Waste and Recycling Section prior to issuance of a building permit. A Final Construction Waste Disposition Report shall be submitted and approved prior to final inspection.
109. **HOLDING AREA AND ROLL-OUT FEE:** Collection vehicles do not enter underground or enclosed structures with exceptions granted on a case-by-case basis by the Solid Waste Program Manager. Collection vehicles may not park in driveways where the public sidewalk is blocked. All trash, recycling, and compost containers must be transported by the property owner/manager to the approved holding area on service day and removed promptly following service. The final location and dimensions of the holding area must be approved by the Solid Waste and Recycling Section prior to issuance of a building permit. Roll-out fees charged by the City’s trash hauler will apply for containers that must be rolled more than 30’ from any holding area to the truck.
110. **SOLID WASTE MANAGEMENT PLAN:** A solid waste management plan shall be submitted with the initial submittal of the building plans and must be approved by the Solid Waste Program Manager prior to the issuance of any building permits. The solid waste management plan shall address the following:
1. **Hotel Requirements:**
    - a. A revised trash truck exhibit shall be included in the solid waste collection and plan and building plan set illustrating trash and recycling truck access will be one-way along the full length of Blossom Lane, with all trucks entering from West Evelyn Avenue and exiting on Villa Street. Trash and recycling trucks will not access the hotel or any other businesses from Villa Street (as is incorrectly shown on the current trash truck exhibit, Sheet C.0.09.01.)
    - b. The size and configuration of the trash and recycling room shall be a minimum of 15’-10” wide by 31’ on the long side and 17’ on the short side, as illustrated on Sheet A.4.02.04. The space required and available for bins shall not be impacted by storage or placement of any equipment, structural components, or similar protrusions. The project is required to provide trash, recycling, and compost service. Room shall hold 4 bins with enough space between bins such that those in the back can be removed for service without need to move the bins in the front.
    - c. The City’s contracted collection company shall be provided access to the trash room service door, either by key or keypad. Bins may not be staged outside the room for pickup and the collection company will not provide timed service. A roll-up door is preferred. If standard opening doors are used, doors must be able to remain open during servicing (no automatic close).
    - d. The new location, size, and configuration of any relocated trash enclosures on adjacent properties as a result of this development are subject to the final approval of the Solid Waste Program Manager.



2. **Office Requirements:**

- a. The size and configuration of the trash and recycling room shall be a minimum of 15'-16" wide by 18'-6" deep, as illustrated on Sheet A.8.02.04. The space required and available for bins shall not be impacted by storage or placement of any equipment, structural components, or similar protrusions. The project is required to provide trash, recycling, and compost service. Room shall hold 4 bins with enough space between bins such that those in the back can be removed for service without need to move the bins in front.
- b. The City's contracted collection company shall be provided access to the trash room service door, either by key or keypad. Bins may not be staged outside the room for pickup and collection company will not provide timed service. A roll up door is preferred. If standard opening doors are used, doors must be able to remain open during servicing (no automatic close).
- c. The path of travel of bins to the collection vehicle must be at least 6' wide and constructed of a smooth surface suitable for rolling heavy bins.
- d. Collection company will determine roll-out distance. If greater than 30', a monthly roll-out fee will apply.

111. **TRASH COLLECTION FOR ADJACENT PROPERTIES:** The new location, size, and configuration of any relocated trash enclosures for the adjacent properties as a result of this development are subject to the final approval of the Solid Waste Program Manager. Trash collection for 682 Villa Street shall require access over the office building alley entrance.

STREET TREES

- 112. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.
- 113. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees are to be planted a minimum of 10' from sanitary sewer lines and 5' from water lines, fire lines, and driveways in accordance with Detail F-1 of the Standard Provisions. New street tree species must be selected from the City's official street tree list and as approved by the City's Parks and Open Space Division per Proposed Street Tree Form available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).
- 114. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the adjacent property in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

- 115. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
- 116. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains.
- 117. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, before approval of the building permit, the applicant shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site

flooding or damage.

118. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the applicant shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage.

MISCELLANEOUS

119. **CONSTRUCTION PLAN:** The construction logistics plan provided by the applicant with the Planning application is preliminary and has not been approved by the City. Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction logistics and parking management plan with the building plans showing the following:

1. Truck route for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets.
2. Building construction phasing/construction equipment storage/construction parking plans: Show construction vehicles and equipment parking area and construction trailer location. All construction vehicles/equipment and trailer shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the contractor. No construction equipment or vehicles shall be stored or parked on Hope Street or along Blossom Lane. Construction contractors/workers are required to park on-site or at a private property arranged by the contractor and shall not be allowed to use neighboring residential streets for parking/storage.
3. Blossom Lane shall remain open for local pedestrian and vehicular traffic, emergency vehicle access, and trash and recycling pickup. No construction traffic shall be allowed on Blossom Lane. All construction equipment and materials, including the construction fence, shall be contained within the lease parcel and shall not encroach into Blossom Lane.
4. Two-way pedestrian, bicycle, and vehicular traffic flow shall be maintained along Hope Street, unless otherwise approved by the Public Works Director.
5. Trash and recycling collection vehicles should have full access to Blossom Lane to allow for collection services at the rear of businesses along Castro Street during construction. The minimum drive aisle width required for collection vehicles is 12'. Adequate turning radius along the length of Blossom Lane must be maintained. Should closure or restricted access be allowed along Blossom Lane during construction, developer must arrange an alternative method of collection acceptable to the Solid Waste Program Manager, including demonstration of how turning radius is affected. If surrounding businesses are affected, the developer must present a plan reasonably acceptable to such businesses. Any plan must be submitted for approval a minimum of three months prior to the need to restrict or close access.
6. Debris boxes and dumpsters for construction purposes shall not be placed on-site outside of the lease parcel and shall not encroach into Blossom Lane.
7. The location of movable dumpsters for the Castro Street and Villa Street businesses shall not block vehicular traffic, emergency vehicle access, and/or trash and recycling pickup along Blossom Lane.

The construction logistics and parking management plan must be approved prior to the issuance of a demolition permit.

120. **TRAFFIC CONTROL PLANS:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide 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.
121. **PLAT AND LEGAL DESCRIPTION:** To obtain the no-build restriction over Blossom Lane as required by the Building Division for the hotel building, the applicant shall submit a legal description (metes and bounds), plat (drawing), and other required documents per the City's Legal Description and Plat Requirements to the Public Works Department for review and approval. The legal description and plat must be prepared and stamped by a registered civil engineer or land surveyor.
122. **AWNING AND CANOPY ENCROACHMENTS:** The proposed awnings and canopy over the public sidewalk in front of the hotel building shall comply with the requirements of the Downtown Precise Plan and City Code of Ordinances (Sections 27.7 and 27.8). The awnings and canopy shall not extend beyond two-thirds (2/3) of the width of the sidewalk and shall not suspend at an altitude less than 8' from the sidewalk. The developer shall obtain an Encroachment Permit Agreement from the City for the encroachment of the awnings and canopy prior to the issuance of the building permit.
123. **STREET CLEANING:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "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 his/her designated representative."
124. **OCCUPANCY RELEASE:** The developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "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."
125. **PRELIMINARY TITLE REPORT:** Submit a current preliminary title report or land deed indicating the exact name of the current legal owners of the property, their type of ownership (individual, partnership, corporation, etc.), and legal description of the property involved to the Public Works Department. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the title report.

Building Inspection Division – 650-903-6313

126. **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](http://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](http://www.mountainview.gov/building) or by phone at 650-03-6313 to obtain information and submittal requirements.

127. **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).
128. **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.
  - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11B.
  - **PARKING REDUCTIONS (CHAPTER 11B):** Parking reductions granted through a Planning/Zoning permit do not reduce the amount of required accessible spaces. The project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11B.
129. **DUAL PLUMBING:** Project will be subject to the dual-plumbing requirements in the 2016 CBC, Chapter 16A and MVCC Sections 8.30 – 8.30.5.
130. **ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per the 2016 CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.45.
131. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to the Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Postal Service (USPS).
132. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department (SCCHD) prior to submittal to the Building Inspection Division. Please visit SCCHD online at [www.sccgov.org](http://www.sccgov.org) or by phone at 408-918-3400 to obtain information and requirements for approval.
133. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
134. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the 2016 CBC.
135. **EGRESS:** Site must meet accessible means of egress per the 2016 CBC, Section 1009.
136. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of 2016 CBC, Section 907.5.2.2.
137. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.
138. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per 2016 CBC, Section 903.2.8.
139. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per 2016 CBC Table 706.4c as amended in MVCC Section 8.10.22.
140. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Please visit City of Mountain View – Fire &

Environmental Protection Division online at [www.mountainview.gov/fep](http://www.mountainview.gov/fep) or by phone at 650-903-6378 to obtain information and submittal requirements.

141. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the 2016 CBC.
142. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per 2016 CBC, Chapter 5.
143. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans per requirements of 2016 CBC, Section 1004.
144. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of building plan submittal to show how pedestrians will be protected per 2016 CBC, Section 3306.
145. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
146. **SURVEY:** A survey will be required to be completed to verify structure placement.
147. **SCHOOL IMPACT FEE:** Project will be subject to School Impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos High School District *and* Mountain View Whisman School District *or* Los Altos Elementary School District.
148. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any submittals of AMMRs are required to be formally submitted with the complete initial building submittal. AMMRs will be reviewed by the Chief Building Official during the plan check process; approvals of AMMRs are not provided or processed prior to submittal to the Building Inspection Division.  
Fire Department – 650-903-6343

#### FIRE PROTECTION SYSTEMS AND EQUIPMENT

149. **FIRE SPRINKLER SYSTEM:** Provide an automatic fire sprinkler system to be monitored by a central station monitoring alarm company. This monitoring shall include water flow indicators and tamper switches on all control valves. Three (3) sets of shop-quality drawings shall be submitted for review and approval. All work shall conform to NFPA 13 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-03-6313 for a copy of specifications and submittal requirements or visit online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)
150. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (City Code Sections 14.10.30, 14.10.31, 14.10.32, and 14.10.33 and California Fire Code Section 905.)
151. **FIRE PROTECTION DURING CONSTRUCTION:** Every building four (4) stories or more in height shall be provided with not less than one (1) standpipe for use during construction. Such standpipe(s) shall be installed when the progress of construction is not more than 40' in height above the lowest level of Fire Department access. Such standpipe(s) shall be provided with Fire Department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. In each floor, there shall be provided a 2.5" valve outlet for Fire Department use. (California Fire Code, Chapter 33.)

152. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300' apart, and within 150' of all exterior walls.
153. **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.)
154. **FIRE EXTINGUISHERS (COOKING AREAS):** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code Section 904.12.5.)
155. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code Section 904.2.2.)
156. **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](http://www.mountainview.gov/firerequirements). (California Fire Code Section 907 and City Code Section 14.10.34.)
157. **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.)

FIRE DEPARTMENT ACCESS

158. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions or visit online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (California Fire Code Section 506.)
159. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code Section 506.) **(Required for gates to parking garages.)**
160. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code Section 503, and City Code Sections 14.10.15, 14.10.16 and 14.10.17.)
161. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Call the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)
162. **FIRE LANE MARKING:** "NO PARKING – FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING – FIRE LANE stenciled in white on the top and side of the curb. Call

the Building Inspection Division at 650-903-6313 for specifications and application or visit online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (California Fire Code Section 503.)

163. **ALL-WEATHER FIRE APPARATUS ACCESS ROADS:** Prior to combustible construction, an all-weather access road capable of supporting emergency vehicles (70,000 pounds) shall be constructed to allow access within 150' of every portion of the project. Access roads shall have 13'6" overhead clearance, 20' of unobstructed width, and 21' inside turning radius. (California Fire Code Section 503.)
164. **STRETCHER REQUIREMENTS:** In all structures four (4) or more stories in height, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher 84"x24" in the horizontal position. (California Building Code Section 3002.)

#### EGRESS AND FIRE SAFETY

165. **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 Plans. (California Building Code Section 1008.)
166. **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.)
167. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code Section 1013.)
168. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code Section 1010.1.10.)
169. **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 is not 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.)
170. **GROUP A, E, I, AND R-1 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.)
171. **INTERIOR WALL AND CEILING FINISH:** 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.
172. **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 1004.3.)
173. **UPHOLSTERED SEATING FURNITURE:** All upholstered seating furniture intended for use in nursing homes, board and care facilities, convalescent homes, child day-care centers, public auditoriums, and stadiums and public assembly areas in hotels, motels, and lodging houses shall conform to State of California Department of Consumer Affairs, Bureau of Home Furnishings, Technical Bulletin 133. (California Business and Professions Code.)

174. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
175. **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.)
176. **EMERGENCY PROCEDURE MAPS (HOTELS/MOTELS):** In hotels, motels, and lodging houses, every guest room available for rental shall have clearly visible emergency procedures information printed on a floor plan representative of the floor level and posted on the interior of each entrance door or immediately adjacent to such door. The bottom of the information shall not be located more than 4' above the floor level. 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.)
177. **STAIRWAY IDENTIFICATION SIGNS:** In buildings four (4) or more stories in height, approved stairway identification signs shall be located at each floor level in all enclosed stairways. The sign shall identify the stairway and indicate whether there is roof access, the floor level, and the upper and lower terminus of the stairway. The sign shall be located 5' above the floor landing in a position which is readily visible when the door is in the open or closed position. (California Building Code Section 1023.9.)
178. **TWO-WAY COMMUNICATION:** A two-way communication system shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge. (California Building Code Section 1009.8.)

#### EXTERIOR IMPROVEMENTS

179. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two (2) sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. Call the Building Inspection Division at 650-903-6313 for specifications or view online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (California Fire Code Section 304.3.)
180. **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. (City Code, Section 14.10.19.)

#### OTHER

181. **EMERGENCY ESCAPE OPENING ACCESS:** Provide clear space and ladder pads at ground level for emergency escape opening access in R and I-1 occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12' long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code Section 1030.) **Group R-1 occupancies provided with a monitored fire sprinkler system may have openable windows permanently restricted to a maximum 4" open position, and would not require ladder pads.**



182. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code Section 510.)

Fire and Environmental Protection Division – 650-903-6378

ENVIRONMENTAL SAFETY

183. **STORM DRAIN/SANITARY SEWER PLAN CHECK SHEET:** Complete a “Storm Drain/Sanitary Sewer Discharges” check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.

184. **FOOD SERVICE CHECKLIST:** Complete a “Food Service Checklist: Grease Control and Stormwater Pollution Prevention” for building plan review. All applicable items in the checklist should be completed and shown on the building plan submittal.

185. **STATE OF CALIFORNIA CONSTRUCTION GENERAL STORMWATER PERMIT:** A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.

186. **CONSTRUCTION SEDIMENT AND EROSION CONTROL PLAN:** The applicant shall submit a written plan acceptable to the City which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.

187. **SWIMMING POOLS, SPAS, AND FOUNTAINS:** Swimming pools, spas, and fountains shall be installed with a sanitary sewer cleanout in a readily accessible nearby area to allow for draining.

188. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.

189. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.

190. **OUTDOOR STORAGE AREAS (INCLUDING GARBAGE ENCLOSURES):** Outdoor storage areas (for storage of equipment or materials which could decompose, disintegrate, leak, or otherwise contaminate stormwater runoff), including garbage enclosures, shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the area with concrete or other nonpermeable surface; (b) covering the area; and (c) sloping the area inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm

drains in the outdoor storage area.

191. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
192. **STORMWATER TREATMENT (C.3):** This project will create or replace more than ten thousand (10,000) square feet of impervious surface; therefore, stormwater runoff shall be directed to approved permanent treatment controls as described in the City's guidance document entitled, "Stormwater Quality Guidelines for Development Projects." The City's guidelines also describe the requirement to select Low-Impact Development (LID) types of stormwater treatment controls; the types of projects that are exempt from this requirement; and the Infeasibility and Special Projects exemptions from the LID requirement.

The "Stormwater Quality Guidelines for Development Projects" document requires applicants to submit a Stormwater Management Plan, including information such as the type, location, and sizing calculations of the treatment controls that will be installed. Include three stamped and signed copies of the Final Stormwater Management Plan with the building plan submittal. The Stormwater Management Plan must include a stamped and signed certification by a qualified Engineer, stating that the Stormwater Management Plan complies with the City's guidelines and the State NPDES Permit. Stormwater treatment controls required under this condition may be required to enter into a formal recorded Maintenance Agreement with the City.

193. **STORMWATER MANAGEMENT PLAN—THIRD-PARTY ENGINEER'S CERTIFICATION:** The Final Stormwater Management Plan must be certified by a qualified third-party engineer that the proposed stormwater treatment controls comply with the City's Guidelines and Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP). A list of qualified engineers is available at the following link: [http://www.scvurppp-w2k.com/consultants\\_list.shtml](http://www.scvurppp-w2k.com/consultants_list.shtml)
194. **FULL TRASH CAPTURE:** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.
195. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.