

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION CONDITIONALLY APPROVING A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT FOR A FIVE-STORY, 71-UNIT AFFORDABLE STUDIO APARTMENT DEVELOPMENT (INCLUDING ONE 2-BEDROOM MANAGER'S UNIT) AND A DENSITY BONUS REQUEST WITH WAIVERS, A PROVISIONAL USE PERMIT FOR ROOFTOP AMENITIES ABOVE THE THIRD FLOOR AND RESIDENTIAL ACCESSORY USES UTILIZING THE GROUND-FLOOR COMMERCIAL SETBACK, AND A HERITAGE TREE REMOVAL PERMIT TO REMOVE EIGHT HERITAGE TREES AT 950 WEST EL CAMINO REAL

WHEREAS, an application was received from 950 ECR LLC for a Planned Community Permit and Development Review Permit for a five-story, 71-unit affordable studio apartment development (including one 2-bedroom manager's unit) and a Density Bonus request with five waivers from development standards, and a Provisional Use Permit for rooftop amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback and a Heritage Tree Removal Permit for the removal of eight Heritage trees on a 0.61-acre project site; and

WHEREAS, the Environmental Planning Commission held a public hearing on February 20, 2019 on said applications and recommended approval to the City Council subject to the findings and conditions of approval in Exhibit A; and

WHEREAS, the City Council held a public hearing on April 30, 2019 on said applications and received and considered all evidence presented at said hearing, including the City Council report;

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

1. That the Planned Community Permit for the construction of a five-story, 71-unit affordable apartment development (including one manager's unit) and a 5 percent density bonus request with five waivers from development standards is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Sections 36.50.55 and 36.14.60 of the City Code:

a. The proposed use or development is consistent with the provisions of the P-38 (El Camino Real) Precise Plan. The proposal clearly demonstrates superior site

and building design and compatibility with surrounding uses and developments since the development complies with applicable El Camino Real Precise Plan development standards with the following requested waivers under State Density Bonus Law: (1) a building height of five stories and more than 55' in limited locations in lieu of the permitted four stories and 55'; (2) side setbacks of 0' to 4' in lieu of the minimum 5' side setbacks; (3) 95 square feet of common usable open area per unit in lieu of 175 square feet per unit; (4) 32 percent open space in lieu of 40 percent required; and (5) 42 percent automobile paving coverage in lieu of 20 percent maximum. The project also meets key guiding principles of the El Camino Real Precise Plan by implementing new streetscapes and a distinctive new building to create a more livable and beautiful corridor; promoting diversity and flexibility by providing new affordable housing units for a variety of population types (including military veterans) near commercial services, public parks, and transit options; and designing a building that fits the site with limited adjustments to standards;

b. The proposed use or development is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan, which encourages a mix of residential and commercial uses with a strong emphasis on providing affordable housing to serve a diverse Mountain View population;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the development is an infill project served by available public infrastructure along a major developed corridor, would result in new affordable residential units convenient to existing public transportation and commercial services, and will comply with applicable health and safety codes verified through the City's building permit processes;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the development substantially complies with applicable standards and/or the purpose and intent of the standards in the El Camino Real Precise Plan designed to integrate corridor development with surrounding areas. The project has also been reviewed and recommended for approval by the City's Development Review Committee, demonstrating the high-quality design of the development;

e. The residential development with a 5 percent density bonus and five requested waivers from development standards would not be a hazard or nuisance to the City at-large or establish a use or development inconsistent with the goals and policies of the General Plan, as further discussed in the findings herein;

f. The 71 affordable units can be accommodated by existing and planned infrastructure capacities in the City;

g. The project is a 100 percent affordable studio development, which would result in the provision of affordable housing consistent with the purpose and intent of State Density Bonus Law, the General Plan, and other local affordable housing regulations;

h. The five requested waivers for building height, side setbacks, and common usable open area are necessary to construct the project with a 5 percent density bonus. The project is purposing a variety of funding sources for affordable housing development and no additional concessions or incentives are necessary, under State Density Bonus Law procedures, to ensure affordable housing costs of the project;

i. There are sufficient provisions to guarantee the dwelling units would remain affordable in the future as the project's development loans and funding sources require the 71 units be kept affordable to qualifying low- and very low-income residents for a minimum 55-year term, exceeding the State Density Bonus Law requirement of 30 years; and

j. The approval of the Planned Community Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because the project qualifies as exempt pursuant to Section 15194 ("Affordable Housing Exemption") of the CEQA Guidelines because: (1) the project meets all of the threshold requirements set forth in Section 15192 of the CEQA Guidelines; (2) the project site is less than five acres in area; (3) the project site is located within an urbanized area and has been previously developed for qualified urban uses; and (4) the project will develop less than 100 units available at rental rates that are affordable to low and very-low income households for a period exceeding 30 years.

2. The Development Review Permit for the construction of a five-story, 71-unit affordable apartment development (including one manager's unit) and a 5 percent density bonus request with five waivers from development standards is conditionally based upon the conditions contained herein and upon following findings pursuant to Sections 36.44.70 and 36.14.60 of the City Code:

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 since the development complies with applicable El Camino Real Precise Plan development standards with the following requested waivers under State Density Bonus Law: (1) a building height of five stories and more than 55' in limited locations in lieu of the permitted four stories and 55'; (2) side setbacks of 0' to 4' in lieu of the minimum 5' side setbacks; (3) 95 square feet of common usable open area per unit in lieu of 175 square feet per unit; (4) 32 percent open space in lieu of 40 percent required; and (5) 42 percent automobile paving coverage in lieu of 20 percent maximum. The project is also consistent with General Plan goals and policies

applicable to projects in the El Camino Real Change Area, including Policies LUD 3.5 (Diversity), LUD 6.3 (Street Presence), LUD 20.4 (Residential Design Transitions), and LUD 20.5 (Landscaped Pedestrian Amenities), as well as form and character guidance aimed at achieving improved pedestrian facilities, buildings engaging the street, minimized driveways, upper-floor step-backs, plazas, and outdoor areas integrated with building entrances, building transparency, and visually interesting structures;

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, etc.), is compatible with surrounding development because the building is set back significantly from residential uses to the north; uses frequent plane changes, deep window recesses, height variation, and projects to provide strong articulation; and employs a mix of materials and colors to reflect the proposed architectural style, provide visual interest along the El Camino Real corridor, and complement nearby development;

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, by providing wide, landscaped sidewalks; preserving existing Heritage trees in key locations; and planting new attractive landscaping to enhance on-site amenities and public streetscapes;

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 planting screen trees along south and west property lines, reconstructing and enhancing the El Camino Real streetscape with new tree wells and scarlet oak street trees (consistent with the El Camino Real streetscape standards), creating a small, landscaped plaza at the building entry, and planting a variety of landscape materials providing visual interest and complying with City Water Conservation in Landscaping regulations;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing a small garage with limited vehicle trips, placing garage access on the less-traveled side street, improving public sidewalks around the project site, and limiting the height of improvements and/or promoting visibility in locations where vehicle and pedestrian access meet;

f. The residential development with a 5 percent density bonus and five requested waivers from development standards would not be a hazard or nuisance to the City at-large or establish a use or development inconsistent with the goals and policies of the General Plan, as further discussed in the findings herein;

g. The 71 affordable studio units can be accommodated by existing and planned infrastructures capacities in the City;

h. The project is a 100 percent affordable studio development, which would result in the provision of affordable housing consistent with the purpose and intent of State Density Bonus Law, the General Plan, and other local affordable housing regulations;

i. The four requested waivers for building height, rear setbacks, side setback, and common usable open area are necessary to construct the project with a 5 percent density bonus. The project is purposing a variety of funding sources for affordable housing development and no additional concessions or incentives are necessary, under State Density Bonus Law procedures, to ensure affordable housing costs of the project;

j. There are sufficient provisions to guarantee the dwelling units would remain affordable in the future as the project's development loans and funding sources require the 71 units be kept affordable to qualifying low- and very low-income residents for a minimum 55-year term, exceeding the State Density Bonus Law requirement of 30 years; and

k. The approval of the Development Review Permit for the proposed use is in compliance with CEQA because the project qualifies as exempt pursuant to Section 15194 ("Affordable Housing Exemption") of the CEQA Guidelines because: (1) the project meets all of the threshold requirements set forth in Section 15192 of the CEQA Guidelines; (2) the project site is less than five acres in area; (3) the project site is located within an urbanized area and has been previously developed for qualified urban uses; and (4) the project will develop less than 100 units available at rental rates that are affordable to low- and very-low income households for a period exceeding 30 years.

3. The Provisional Use Permit for rooftop amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Section 36.48.25 of the City Code:

a. The proposed uses are conditionally permitted within the El Camino Real Precise Plan and comply with all of the applicable provisions of the Zoning Ordinance, including roof deck locations that are oriented away the rear property line and adjacent residential uses, in keeping with the purpose and intent of the provisional use permit process for rooftop amenities above the third level; and the design of ground-floor areas proposed to be used for residential accessory uses substantially complies with design guidelines intended to promote ground-floor transparency and

streetscape engagement by building utilizing the ground-floor commercial setback standards;

b. The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan, which accommodates residential uses;

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 based on substantial compliance with the purpose and intent of standards and design guidelines for balconies/roof decks (to preserve privacy for off-site residential uses) and for ground-floor commercial setbacks (window transparency and streetscape engagement for residential accessory uses);

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 proposed uses are provisionally allowed and the design substantially addresses architectural standards and design guidelines; and

e. The approval of the Provisional Use Permit for the proposed use complies with CEQA because the project qualifies as exempt pursuant to Section 15194 ("Affordable Housing Exemption") of the CEQA Guidelines because: (1) the project meets all of the threshold requirements set forth in Section 15192 of the CEQA Guidelines; (2) the project site is less than five acres in area; (3) the project is located within an urbanized area and has been previously developed for qualified urban uses; and (4) the development will include less than 100 units available at rental rates that are affordable to low- and very-low income households for a period exceeding 30 years.

4. The Heritage Tree Removal Permit for the removal of eight Heritage trees is conditionally approved based upon the conditions contained herein and upon the following findings pursuant to Section 32.35 of the City Code:

a. It is appropriate and necessary to remove the tree(s) due to the condition of the tree(s) with respect to age of the tree(s) 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 of six of the eight trees (Nos. 70, 78, 86, 87, 89, and 90) are located within the proposed structure and have low suitability to be preserved. One other tree (No. 72) is located too close to the property line and nearby redwoods, so it has low suitability for preservation. The final tree (No. 88) is also located close to the property line and its canopy would have been too close to the western facade of the proposed building, so it had a low suitability to be preserved. The existing tree canopy coverage is 23 percent of

the site. The canopy coverage at the time of planting is projected to be 19 percent, the ten-year projection is 24 percent, and the canopy projection at maturity is 40 percent.

b. It is appropriate and necessary to remove the tree(s) in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the removal will allow construction of the proposed project and the Heritage trees will be replaced at double the amount to be removed.

c. It is appropriate and necessary to remove the tree(s) based on the nature and qualities of the tree(s) as a Heritage tree(s), 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 tree(s) 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. Four new scarlet oak trees will be planted as street trees and 13 dogwoods will be planted on the adjacent landscape portion of the sidewalk to complement the scarlet oak trees. The trees will be planted in locations that support their growth and provide long-term benefits to the pedestrian environment and screen the residential development from the roadway.

e. Removal of the tree(s) 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 tree(s) 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 tree(s) 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 three Heritage trees complies with the California Environmental Quality Act (CEQA) because it is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land"), which permits minor landscaping changes, including Heritage tree removals in conformance to local ordinance requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the Planned Community Permit, Development Review Permit,

Provisional Use 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.

MVO/5/RESO
835-02-26-19r

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2018-243
950 WEST EL CAMINO REAL

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 950 ECR LLC located on Assessor Parcel No. 158-07-019. 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 Van Meter Williams Pollack, LLP, for Palo Alto Housing dated January 25, 2019.
- b. Color and materials board prepared by Van Meter Williams Pollack, LLP, for Palo Alto Housing dated July 18, 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. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. A change to a different permitted use shall require a new Permit.
- 2. **FULFILLMENT OF CONDITIONS REQUIRED:** This Permit shall become null and void if the required conditions are not satisfied within 30 days of occupancy, or an alternative time period approved by the Zoning Administrator.
- 3. **EXPIRATION:** If a building permit has not been issued and construction commenced for the approved development within two years of this approval, subject to all applicable conditions and permits from applicable government agencies, this approval shall be null and void unless a permit extension application has been submitted, in compliance with the procedures described in the Zoning Ordinance.

PLANS AND SUBMITTAL REQUIREMENTS

- 4. **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.
- 5. **PARKING RATIO:** Per the parking study prepared by RKH Engineering dated March 2016, and City Council direction at a Study Session held on March 22, 2016, this project shall provide parking at a minimum ratio of 0.45 parking space per residential unit. **(PROJECT-SPECIFIC CONDITION)**
- 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. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
8. **SIGHT TRIANGLE REVISIONS:** Building has identified areas along the eastern facade that require modification. The modifications may require additional review from the Planning Division and Public Works Department to determine if mitigation measures are necessary in regards to the driveway sight triangle. **(PROJECT-SPECIFIC CONDITION)**
9. **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.
10. **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

11. **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. DRC recommends the use of primary materials shown in the plans rather than alternate materials.
 - b. Proposed alternate materials are not approved at this time.
 - c. Alternate materials must be high quality and achieve contrast consistent with the primary materials shown in the plan.
 - d. Alternate materials, if utilized, should apply to the entire building.
 - e. The floor plans must be consistent with the elevations.
 - f. Exterior vents and louvers shall be minimized and shall match the exterior surrounding wall area.
 - g. The base of the utility/parking area requires more screening.
 - h. A small tree shall be planted in the entry plaza.
 - i. Interior planters are shown in the plans and shall remain.
 - j. Work with staff to consider ways to reduce the massing of the tower element and roof
12. **PUBLIC PLAZA:** The building permit and off-site improvement plans shall include details for the public plaza design, landscape, art, and programming for review and approval by the Zoning Administrator prior to building or excavation permits are issued.

13. **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.
14. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
15. **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.
16. **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.
17. **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.
18. **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 fiber cement, standing seam siding, wood paneling, colored glazing, CMU planter blocks, and paint samples.
19. **ROOF EQUIPMENT:** All roof equipment must be concealed behind opaque (solid) screening designed to complement the building. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
20. **ROOF DECK OPERATIONS:** The approved hours of operation are limited to 9:00 a.m. to 9:00 p.m. The roof deck may not have amplified music. In the event there are any problems with the hours of operation or with outdoor noise, including nonamplified sound that disturbs on-site residents or surrounding neighbors, 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. **(PROJECT-SPECIFIC CONDITION)**
21. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
22. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall not exceed 42" in height within the El Camino Real setback areas, 7' in height in the side and rear yard areas, and 8' in height next to commercial property area. Fence/wall height shall be 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.
23. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes

shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.

24. **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.
25. **BIKE RACKS:** The applicant shall provide at least 8 short-term bikes (16 spaces). 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.
26. **BIKE LOCKERS:** The applicant shall provide at least 71 bike rack spaces in a secure, long-term bike locker area, 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.
27. **PARKING SHORTAGE:** Should a parking shortage arise at this site, the Zoning Administrator may hold a public hearing to review the parking problem and require the applicant to implement appropriate means to resolve the shortage. The public hearing shall be in accordance with Chapter 36, Article XVI, Division 6, of the City Code.

GREEN BUILDING AND SUSTAINABILITY MEASURES

28. **GREEN BUILDING—RESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of 100 GreenPoint Rated points. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated 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 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

29. **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). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
30. **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.

31. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at 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.
32. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the redwood and cherry trees to be preserved on the site 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.
33. **ARBORIST INSPECTIONS:** During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the measures described in the arborist report are appropriately implemented for construction activity near and around the preserved trees, including the critical root zones. Should it be determined that the root systems are more extensive than previously identified and/or concerns are raised of nearby excavation or construction activities for the project foundation or underground parking garage, the design of the building and/or parking garage may need to be altered to maintain the health of the trees prior to building permit issuance.
34. **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

35. **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.
36. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with two replacement trees, for a total of 16 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.
37. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Hill Associates and dated January 25, 2019 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.

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.
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.

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. **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.
42. **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.
43. **COMMON AREA OPERATIONS:** The approved hours of operation for the common area shall be limited to 9:00 a.m. to 9:00 p.m., which may include amplified music. In the event any problems arise with the hours of operation or noise, the Zoning Administrator may hold a public hearing to review common area operations and impose new or modified conditions of approval in response to public comment received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6 of the City Code.

CONSTRUCTION PRACTICES AND NOTICING

44. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator (or City Council).
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.
57. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit application. The applicant must demonstrate that hazardous materials do not exist on the site, or that construction activities and the proposed use of this site are approved by: the City's Hazardous Materials Division of the Fire Department; the State Department of Health Services; the Regional Water Quality Control Board; and any Federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or an approved site toxics mitigation plan has been approved.
58. **EXISTING PRECISE PLAN MITIGATION MEASURES:** All mitigation measures identified in the P-38 (El Camino Real) Precise Plan Environmental Impact Report (EIR) apply to this project and must be addressed during building permit submittal and construction. Some of these mitigation measures may be superseded by more stringent City standards, code requirements, or with more detailed measures incorporated into the project's environmental analysis. The applicant must note how they have addressed each mitigation measure to the satisfaction of the Zoning Administrator prior to building permit issuance.

LEGAL AGREEMENTS AND FEES

59. **DENSITY BONUS, AFFORDABLE HOUSING UNITS:** Under provisions of the State Density Bonus Law, the applicant must submit an offer to construct 42 affordable rental units for 50 percent or below, and 28 affordable rental units between 50 percent to 80 percent Average Median Income (AMI). The applicant shall enter into an agreement with the City consistent with the Costa-Hawkins Act to provide these on-site affordable rental housing units, which shall be executed prior to issuance of the first building permit for the project.
60. **DENSITY BONUS, RENTAL UNITS:** Under State Density Bonus Law, rents for the lower-income affordable units that qualify the project for a density bonus shall be set at “affordable rent” as defined in the Health and Safety Code (HSC) Section 50053. If there is no Federal funding for the project, then the rule regarding “family size” shall be consistent with the HSC Sect. 50052.5(h).
61. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Community Permit, Development Review Permit, Provisional Use Permit, or Heritage Tree Removal Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

62. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Dedicate a 4’ wide pedestrian access easement along El Camino Real to the satisfaction of the Public Works Director.
63. **PUBLIC UTILITY EASEMENT:** Dedicate a 6’ public utility easement (PUE) for the future public utility use. The 6’ PUE will be overlapped the 4’ public access easement. The dedication statement shall specify that the easement shall be kept clear of trees, shrubs, and structures and that the property owner shall maintain the vehicle surfacing over the easement.
64. **PLAT AND LEGAL DESCRIPTION:** For the proposed dedication(s), 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. These items are not required for easements dedicated on a final or parcel map.

FEES

65. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building, 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. Credit is given for the existing site use(s) and meter size(s) as applicable.
66. **STORM DRAINAGE FEE:** Pay the off-site storm drainage fee per Section 28.51(b) and with the rates in effect at time of payment.
67. **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

68. **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, new curb, gutter, and sidewalk for the entire frontage; new ADA-compliant driveway; new domestic, fire, and irrigation water services, meters, and apparatus; new sanitary sewer connection; new storm drain connection and new public storm main extension up to the Castro Street intersection; one existing streetlight relocation; and half street overlay improvements.
- 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. 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.
69. **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.

70. **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.
71. **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. Potholing shall be completed prior to the first submittal of the building plans as required by the Project's Land Development Engineer.
72. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, private transformers, structures, steps, handrails, fences, and retaining walls, shall not encroach into the public easements, including, but not limited to, the public rights-of-way, street easements, or public utility easements, unless otherwise allowed by an adopted Precise Plan.
73. **SPECIAL PAVERS AND CONCRETE:** The proposed pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk.
74. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle sight triangle(s), 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. The front wall west of the driveway shall remain transparent as it is in the driveway triangle of safety.

UTILITIES

75. **WATER AND SEWER SERVICE:** Each apartment house shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
76. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main, except when supplying NFPA 13D fire sprinkler systems as approved by the City Fire Protection Engineer. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
77. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required. The existing water service may be adequate to serve multiple meters, depending on size, and would require advance approval from the Public Works Director.
78. **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.
79. **EXCAVATION PERMIT:** Upon 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.
80. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, gate valves, and utility mains are to be shown on the plans.

Sewer laterals, water services, and fire services shall have a minimum 5' horizontal separation from each other. Existing water services shall be shown to be disconnected and plugged at the main, unless they are satisfactory for reuse as determined by the Public Services Division. Water services 4" or larger that are not reused shall be plugged at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.

The proposed 8" sewer lateral is required to install a new 8" sanitary sewer manhole within the 6' PUE area. The proposed 2" and 4" water meters shall be located within the 6' PUE and not allowed in the 12' public sidewalk.

The proposed fire, domestic, irrigation water services from main to backflow preventers and double check detector assembly shall be connected perpendicular to the mains. The locations of the street trees will need to be adjusted to meet this condition.

81. **NEW STORM MAIN EXTENSION:** The plans show a 15" pipe for the public storm main in El Camino Real which is the minimum required by the City standards. To provide capacity for future connections, an 18" pipe shall be shown on the Improvement Plans. The developer shall be reimbursed for the difference in cost between a 15" pipe and a 18" pipe.

The developer is also required to provide the hydraulic calculations of the new storm main extension for City review and approval, which have been signed and stamped by a registered civil engineer licensed in the State of California.

To be reimbursed by the City, the applicant must execute a reimbursement agreement, and the reimbursement agreement must be approved by the Public Works Director. The reimbursement agreement shall require 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.

82. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.

83. **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.

RECYCLING

84. **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.

85. **CONSTRUCTION AND DEMOLITION ORDINANCE:** If this 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 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.

86. **TRASH MANAGEMENT PLAN:** Submit a final trash management plan for review and approval by the Solid Waste and Recycling Section with the first submittal of the building permit plans. The trash room must be sufficient size for the appropriate size bins and clearance around the bins to move them in and out. If sufficient area is not available, twice-weekly collection will be required.
87. **COMPOST RECEPTACLES:** Space must be available on each floor at each chute area to accommodate compost receptacles (e.g., slim jims) for resident use. The collected compost can be transported by property maintenance staff to the collection cart located in trash room.
88. **TRASH ROOM ACCESS:** Provide keypad access to trash room and assure proper clearances for movement of bins in/out of room. Note that any movement of bins over 30' will be subject to roll-out fees by the hauler. The staging area shown on the plans is not acceptable.
89. **TRUCK ACCESS:** Overhang clearance must be minimum 14'6" from ground to any appurtenances (e.g., electrical, lighting, sprinklers, etc.).

MISCELLANEOUS

90. **CONSTRUCTION PLAN:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction traffic 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 residential streets or public parking lots. 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; and
 3. Sidewalk closure or narrowing is not allowed during any on-site construction activities.

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

91. **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.
92. **SCVWD INFORMATION:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "While the District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the District or registered with the District and protected from damage." to the cover sheet.

93. **CALTRANS PERMIT:** Apply for a Caltrans Encroachment Permit for all work within Caltrans' jurisdiction. Work within the State right-of-way must be in accordance with Caltrans requirements.
94. **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."
95. **OCCUPANCY RELEASE:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City's sole discretion, provided that all public and private improvements, conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete."
96. **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.
97. **BIKE SHARE STATION:** The proposed 16 bike racks shall be located behind the 6' public utility easement. No bike racks are allowed to locate within the public right-of-way, public utility easement, and public access easement. Indicate that one of the 16 bike racks is for public-share space and publicly accessible on the plans.
98. **EXISTING UTILITY BOXES:** The applicant shall relocate all existing transformer and utility boxes out of the existing and future sidewalk at the discretion of the Public Works Director and PG&E. The proposed underground private transformer shall be located behind the 6' public utility easement (PUE).

Building Inspection Division – 650-903-6313

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

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

100. **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).

101. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:
 - **CHAPTER 11A:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11A.
 - **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the 2016 CBC, Chapter 11B.
 - **PARKING (CHAPTER 11A):** Project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11A.
 - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the 2016 CBC, Chapter 11B.
102. **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.
103. **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.
104. **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).
105. **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 or by phone at 408-918-3400 to obtain information and requirements for approval.
106. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
107. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the 2016 CBC.
108. **EGRESS:** Site must meet accessible means of egress per the 2016 CBC, Section 1009.
109. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of 2016 CBC, Section 907.5.2.2.
110. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.
111. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per 2016 CBC, Section 903.2.8.
112. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per 2016 CBC Table 706.4c as amended in MVCC Section 8.10.22.
113. **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 or by phone at 650-903-6378 to obtain information and submittal requirements.

114. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the 2016 CBC.
115. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per 2016 CBC, Chapter 5.
116. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans per requirements of 2016 CBC, Section 1004.
117. **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.
118. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
119. **SURVEY:** A survey will be required to be completed to verify structure placement.
120. **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.
121. **DISTANCE TO THE PROPERTY LINE:** All exterior walls and openings shall be fire rated and equipped with fire protective measures per CBC Table 705.8.
122. **ROOF DECK USE:** Roof deck can be utilized for assembly if there is not any solid roof/coverings above head, as that would constitute an additional floor level, that would need to be designed to meet all code provisions.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

123. **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 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)
124. **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.)
125. **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.)

126. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustibile construction with 150' of hose. Installation shall be complete and the system shall be tested prior to combustibile construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Three (3) complete sets of shop-quality drawings shall be submitted for review and approval. (NFPA 24 (2016 Edition) and Mountain View Fire Department requirements.)
127. **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.)
128. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (California Fire Code Section 907 and City Code Section 14.10.34.)
129. **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

130. **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. (California Fire Code Section 506.)
131. **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

132. **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.)
133. **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.)
134. **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.)
135. **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.)

136. **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.)
137. **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.
138. **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.)
139. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
140. **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.)
141. **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

142. **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. (California Fire Code Section 304.3.)
143. **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

144. **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.) **(Not required in Type IIIA construction.)**
145. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code Section 510.)

ENVIRONMENTAL SAFETY

For more information, guidelines, design criteria, or materials about urban runoff conditions, contact the Fire and Environmental Protection Division of the Fire Department at 650-903-6378 or online at www.mountainview.gov/fep. “Stormwater Quality Guidelines for Development Projects” can be accessed on the Fire Department website: www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392.

146. **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.
147. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
148. **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.
149. **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.
150. **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.
151. **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.

152. **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

NOTE: 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.

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

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