

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

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APPLICATION NO.:

PL-6192

DATE OF FINDINGS:

May 28, 2025

EXPIRATION OF ZONING PERMIT:

May 28, 2027

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

Applicant's Name:

Jackson Burrill for Camp Bow Wow

Property Address:

Assessor's Parcel No(s).:

Zone:

180 East El Camino Real

161-02-005

P(38)

Request:

Request for a Provisional Use Permit to allow an animal service establishment use consisting of day care and overnight boarding services in an existing 7,065-square foot commercial building; and a Planned Community Permit and Development Review Permit to construct minor building and site modifications on a 0.82-acre site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The Provisional Use Permit to allow an animal service establishment use in an existing commercial building is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25:

- A. **The proposed use is conditionally permitted within the P(38) El Camino Real Precise Plan and complies with all the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the Medium-Intensity Corridor Area of the El Camino Real Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code, including requirements for animal service establishments outlined in Section 36.30.35 of the City Code. To evaluate the potential noise impact of the day care and boarding services of the proposed use, a noise assessment was performed and found that the noise produced by dogs on the site would not result in significant noise impacts as the noise levels will fall within the "Normally Acceptable" category for the surrounding uses (e.g., motels/hotels, industrial) as identified in the Noise Element of the General Plan. To limit potential odor impacts, the operator proposes several operational measures: adherence to a strict daily cleaning schedule, daily disposal of waste in adequately sized trash facilities on the site, and installation of a pet waste receptacle to be used by customers as dogs are picked up and dropped off. Finally, adequate shelter will be provided for dogs on the site within the interior of the building which will not be visible from the public right-of-way;
- B. **The proposed use is consistent with the General Plan.** The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan because the proposed animal service establish use will provide day care and boarding services to City of Mountain View residents and visitors from nearby areas. Additionally, as demonstrated by the noise assessment conducted for the project, the proposed noise impacts are within the normally acceptable levels as defined in the Noise Element of the General Plan;
- 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.** The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character because the animal service establishment use is proposed within an existing building which is of an appropriate size and character to accommodate the

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

proposed use. The operating characteristics, including limited potential noise impacts, are compatible with the existing commercial uses in the vicinity. The project site is located adjacent to Stevens Creek; therefore, the project proposes new direct connections to the sanitary sewer system for the proposed trash enclosure and outdoor play areas. This is consistent with environmental safety requirements that outdoor storage areas for the storage of materials which could contaminate stormwater runoff (e.g., pet waste) are designed to prevent run-on of stormwater and runoff of spills into the nearby creek;

- D. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the zoning district in which it is to be located.** Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because the project proposes only minor modifications to the existing storefront system at the front of the building and new doors at the rear of the building to connect to the proposed outdoor play area which will not be visible from the public right-of-way. A new roof screen, painted to match the existing color of the building, is proposed to screen the new and existing roof-top mechanical equipment; and
- E. **The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Planned Community Permit to construct minor building and site modifications is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55:

- A. **The proposed use or development is consistent with the provisions of the applicable Precise Plan; or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or, if variations from requirements in the applicable Precise Plan are granted, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the applicable Precise Plan.** The proposed use is conditionally permitted within the Medium-Intensity Corridor Area of the El Camino Real Precise Plan. The proposed site modifications are consistent with the provisions of the El Camino Real Precise Plan as the proposed outdoor dog areas and associated enclosure will be located at the rear of the site, where the areas will be minimally visible from the public right-of-way. The walls of the enclosure will be constructed of durable screening material at a height of 8'. This height will ensure that there is adequate security and sound attenuation when dogs are outside. In addition, the side and rear setbacks, including from the outdoor play areas, will comply with the Precise Plan setback standards for structures in the Medium-Intensity Corridor Area. The project also proposes a new trash enclosure to replace an existing enclosure in the same location, which will allow for the preservation of existing site circulation patterns while improving drainage and stormwater management. The new trash enclosure will be constructed of solid masonry material. The proposed facade modifications are consistent with the provisions of the Precise Plan as a new roof screen will obscure new and existing rooftop mechanical units from view from the public right-of-way, and new doors at the rear of the building and modifications to the existing storefront system at the front of the building will match the existing colors and materials of the building;
- B. **The proposed use or development is consistent with the General Plan.** The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan because the proposed animal service establishment use will provide day care and boarding services to City of Mountain View residents and visitors from nearby areas. Additionally, as demonstrated by the noise assessment conducted for the project, the proposed noise impacts are within the normally acceptable levels as defined in the Noise Element of the General Plan;
- C. **The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare.** The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because proposed waste management will limit odor impacts to the surrounding neighborhood. In addition, the project's outdoor facilities incorporate direct connections to the sanitary sewer to prevent contact of pet waste generated on the site with Stevens Creek and the creek habitat. As shown in a noise assessment performed for the proposed use on the site, the anticipated sound levels will stay within a range of what is normally acceptable as defined in the Noise Element of the General Plan;
- D. **The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.** The proposed project promotes a well-designed development that is harmonious with existing and

planned development in the surrounding area because the proposed outdoor areas will be well-screened from public view by the existing building and by proposed fencing, the trash enclosure will be constructed of durable and high-quality materials and will be painted to match the existing building, and the facade modifications are minimal and will use colors and materials to match the condition of existing development on the site; and

- E. **The proposed project complies with the California Environmental Quality Act (CEQA).** The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Development Review Permit to construct minor building and site modifications is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. **The project complies with general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, the P(38) El Camino Real Precise Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines because the proposed facade modifications consist of minor changes to the front entrance, which will maintain the existing storefront system, and new doors at the rear of the building to allow access to the outdoor areas. The new trash enclosure is located in the rear corner of the site where visual and noise impacts to neighboring uses will be minimized to be consistent with Precise Plan design guidelines for site design. The El Camino Real Precise Plan refers to general commercial zone development standards (Section 36.18.30 of the City Code) for requirements applicable to the design of the trash enclosure and rooftop equipment screening. Consistent with these commercial zone requirements, the project proposes a trash enclosure constructed of solid masonry materials and an opaque roof screen that is compatible with the existing building materials which will screen the rooftop equipment from all sides.
- B. **The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.) is compatible with surrounding development.** The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because all new site and building features will be constructed of high-quality durable materials, such as CMU blocks, corrugated metal roof, and steel-frame gates. The new trash enclosure and rooftop equipment screen will be painted to match the colors used on the existing structure.
- 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.** The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, as the project does not propose any changes to existing configuration of structures. The main entrance will be maintained on the facade facing El Camino Real, and site modifications, including outdoor dog areas and a new trash enclosure, are primarily limited to the rear of the site where they will be minimally visible from the public right-of-way and will, therefore, be appropriately integrated into and compatible with the surrounding development. The outdoor dog areas are set back from the side and rear property lines and will not interfere with any existing vehicle and hauler access to the trash enclosure location in the rear corner of the site;
- D. **The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area as the existing surface level parking lot is screened with existing landscaped areas and trees located along the site's frontage with El Camino Real, consistent with the intent of the El Camino Real landscaping requirements. Additionally, proposed mechanical equipment is sited near and within existing landscaped areas on the site such that the equipment can be screened by existing and proposed landscape features;
- E. **The design and layout of the proposed project will result in well-designed vehicular access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking as the project does not propose any changes to existing site access. The site modifications will maintain fire and trash service access through the site. All required parking for the proposed use will be accommodated in the existing surface-level parking lot; and

- F. **The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

This approval is granted to allow an animal service establishment use and to construct minor site modifications located on Assessor's Parcel No. 161-02-005. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Kimberley Pavlik for Camp Bow Wow, dated September 12, 2024.
- b. Business Description Letter prepared by Jackson Burrill, dated September 25, 2024.
- c. Noise Assessment, prepared by Paoletti Consulting, dated December 13, 2024.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

1. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business/owner 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 may require a new Permit. This Permit shall continue to be valid upon a change of ownership/operator of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original) signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this permit number and the new business/operator name. This letter may be requested by the City at any time.
2. **EXPIRATION:** If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies (inclusive of City permits), this approval shall be null and void.
3. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
4. **ABANDONMENT OF USE:** The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of six months or more, at which point this Permit shall have expired and a new Permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.
5. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for final completion of exterior modifications to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

6. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use by the Zoning Administrator, or designee, prior to permit issuance.
7. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.

8. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
9. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
10. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.

OPERATIONS

11. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
12. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are daily from 7:00 a.m. to 7:00 p.m.; however, the approval of this permit allows for overnight animal boarding which may include limited activity by employees outside of the general operating hours. Any proposed change to the approved days and/or hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit. **(PROJECT-SPECIFIC CONDITION)**

SITE DEVELOPMENT AND BUILDING DESIGN

13. **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.
14. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
15. **COLOR AND MATERIALS:** Colors and materials of the proposed addition are to be shown and noted on permit drawings to match the existing structure.
16. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
17. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air condenser (AC) units or generators, shall be concealed behind opaque screening. No mechanical equipment is permitted on front porches or balconies but may be located in the fenced yard area or building rooftops.
18. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
19. **TRASH ENCLOSURE:** Details of an opaque screen trash enclosure are to be shown on building permit drawings and be approved by the Zoning Administrator prior to permit issuance. The trash enclosure should match the architectural design, color, and materials of the primary structure. For food-serving uses or trash compactors, the trash enclosure must be equipped with hot water, a drain inlet to the sanitary sewer system, and a locking device. An enclosure constructed to store trash/recycling/compost bins shall have a concrete pad the same width as the enclosure and extending a minimum 10' beyond

the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.

20. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped with 4" wide stripes. Double stripes shall be 18" apart, from outside edge to outside edge of the stripes, or 10" from inside edge to inside edge of the stripes. 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'. For parallel parking spaces, only single-striped or tic-mark is required between spaces. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
21. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.

GREEN BUILDING

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

TREES AND LANDSCAPING

23. **LANDSCAPING:** Proposed landscaping shall be shown on the site plan and submitted with the building permit drawings for review and approval by the Zoning Administrator prior to building permit issuance. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
24. **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.

NOISE

25. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
26. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors remain closed when the business is in operation.

CONSTRUCTION ACTIVITIES

27. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
28. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved,

no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).

29. **AQUATIC BEST MANAGEMENT PRACTICES (BMP) CONSTRUCTION MEASURES:**

- Work within the bed and banks of Stevens Creek should be conducted during the dry season (April 15 through October 31) when stream flow is lowest and there is little potential for stormwater to carry soil or other materials into the creek.
- Straw wattles (fiber rolls) or silt fencing would be placed along the boundary of the work area, between the work area and wetted portions of the Stevens Creek, as well as at catch basin inlets according to the project Stormwater Pollution Prevention Plan (SWPPP) that would be prepared to avoid excess sediment discharge.
- The creek shall be dewatered prior to and for the duration of any earthwork or ground-disturbing activities within the wetted areas of Stevens Creek using appropriately sized pipes for dry-season flows.
- No work shall occur within the bed and banks of Stevens Creek during rain events.
- No litter, debris, or sediment shall be dumped into storm drains. Work crews shall be educated about the impacts of trash in sensitive habitats. Enclosed trash containers shall be provided, and trash and debris shall be removed from the site daily.
- Vehicles and equipment will be driven only on established roads and crossings. Routes and boundaries will be clearly marked and will be located outside of the driplines of preserved trees.
- Equipment shall be staged and vehicles shall be parked only on established access roads and flat surfaces.
- The integrity and effectiveness of construction fencing and erosion control measures shall be inspected daily. Corrective actions and repairs shall be carried out immediately for fence breaches and ineffective BMPs.
- Fueling, washing, and maintenance of vehicles shall occur more than 100' away from drainage structures. Equipment shall be regularly maintained to avoid fluid leaks. Any leaks shall be captured in containers until equipment is moved to a repair location. Hazardous materials shall be stored more than 100' away from drainage structures. Containment and clean-up plans will be prepared and put in place for immediate cleanup of fluid or hazardous materials spills.
- Stormwater pollution prevention inspections shall be made at appropriate intervals (frequency to be determined as part of the SWPPP preparation process but, at a minimum, likely before and after rain events).
- Additional impervious surface treatment measures shall be implemented during construction and may include temporary bioswales, filters, and/or detention ponds.
- No plastic monofilament netting or similar material will be used in erosion control materials to avoid potential entrapment of reptile or amphibian species that may occur on the project site.

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

Entitlement review by the Building Division is preliminary. Building and Fire plan check reviews are separate permit processes applied for once the zoning approval has been obtained and appeal period has concluded; a formal permit submittal to the Building Division is required. Plan check review shall determine the specific requirements and construction compliance in accordance with adopted local, state, and federal codes for all building and/or fire permits. For more information on submittal requirements and timelines,

contact the Building Division online at www.mountainview.gov/building. It is a violation of the MVCC for any building occupancy or construction to commence without the proper building and/or fire permits and issued Certificate of Occupancy.

30. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
31. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
32. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
33. **BUILDING AREA:** The project shall comply with the requirements per the CBC, Chapter 5, Section 506.
34. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
35. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
36. **ACCESSIBILITY REQUIREMENTS:**
 - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
37. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
38. **REACH CODES FOR NONRESIDENTIAL (EXISTING CONSTRUCTION):** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, and the work requires a building permit, the project shall comply with MVCC Section 8.20.43.
39. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
40. **ADDRESSES:** All street names, street numbers, residential apartment numbers, ADU numbers, and suite numbers will be processed by the Building Division prior to permit issuance.
41. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.70 of the MVCC and/or suspension of building permits.

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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

42. **FIRE EXTINGUISHERS:** Install one 2-A:10-B:C fire extinguisher for every 50'/75' of travel or every 3,000 square feet. Fire extinguisher locations shall be indicated on the architectural floor plans. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 906.)

FIRE DEPARTMENT ACCESS

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

EGRESS AND FIRE SAFETY

44. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the electrical plan sheets in the drawing sets. (California Building Code, Section 1008.)
45. **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.)

EXTERIOR IMPROVEMENTS

46. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (Mountain View City Code, Section 14.10.18.)

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

STREET IMPROVEMENTS

47. **EXCAVATION PERMIT:** For projects with any work within the public right-of-way, upon first submittal of the building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.

UTILITIES

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

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

50. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. A minimum 1' clearance shall be provided between the assembly and building face, as applicable. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.

51. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed in 1971 as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new sewer lateral from the property line to the City main will be required, including the installation of a new property line sewer cleanout.

Prior to the issuance of any building permits, the applicant shall conduct a video inspection of the lateral. A representative from the Public Services Division must be present to observe the video inspection. Please contact the Public Services Division's Wastewater Supervisor at 650-903-6329 to schedule a City maintenance person to be present at time of video inspection. After reviewing the recording, the City will determine if the lateral and/or cleanout requires replacement. If an existing cleanout is not present, a new cleanout shall be installed. If a new sewer lateral is required, it shall be installed with 10' minimum horizontal clearance from any existing trees to protect against root intrusion and 5' minimum horizontal clearance from the existing water service to protect against cross-contamination. The applicant shall submit an Excavation Permit Application for replacement/installation and pay any applicable fees prior to the issuance of any building permits.

52. **SANITARY SEWER CLEANOUT:** A one-way sanitary sewer cleanout shall be installed in accordance with City standards.
53. **WATER AND SEWER APPLICATIONS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

54. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
55. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. Storm drain laterals from the site shall be installed with a property line inlet or manhole and connect to existing storm drain manholes or curb inlets if at all possible.
56. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans.

SOLID WASTE AND RECYCLING

57. **RECOLOGY MOUNTAIN VIEW:** The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans: "Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in code enforcement action."
58. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
59. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
60. **TRASH ENCLOSURE DESIGN AND DETAILS:** Specify the plans sheets in the building permit plans addressing the following conditions:
- This 6,742 square foot commercial property is required to have space in the trash enclosure for one 3-yard trash bin, one 3-yard mixed recycling, and one 64-gallon compost cart. Compost service is mandatory. Upon occupancy, if the

business's total waste collection is less than two cubic yards per week and the amount of organics generated is less than 10 gallons of total compostable material weekly (food scraps, food-soiled paper, and plant debris), the business must apply for a waiver from the mandatory composting ordinance requirements due to a "de minimis" or very small amount. Complete the waiver form online at: MountainView.gov/ZeroWasteBusiness.

- There shall not be a separate bin staging area. The City's hauler will provide roll-out service for all the collection containers from the trash enclosure and service on the concrete stress pad in front of the enclosure. The path of bin travel must be flat and smooth. Any movement of bins over 30' is subject to hauler rollout fees. The current roll-out fee is \$0.75 per foot per container per month.
- The trash enclosure interior dimensions must be approximately 21'4"x11'4", including curbs or bumpers.
- The enclosure must have an interior curb or bumpers to protect the walls from damage by bin movement.
- Enclosure gates shall have a minimum 8' wide opening. Provide drop-pin holes for cane bolts to secure doors in both the fully opened and closed positions. Visually show the drop-pin holes or have a note on the detail sheet in the building plans.
- The enclosure must have a minimum 9' vertical clearance from finished floor to roof so that trash bin lids can open and close.
- The enclosure must have a concrete pad the same width as the enclosure and extending a minimum of 10' beyond the enclosure access door(s). The concrete pad will be designed to accommodate the weight of a 60,000-pound collection vehicle.
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.
- Provide a sheet that illustrates the trash truck travelway from where the vehicle enters the property from Yuba Drive and exits on El Camino Real. Trash truck circulation must demonstrate that the vehicle can safely maneuver the property and that the vehicle travelway is not impacted by on-site parking spaces. The inside turn radius shall be 43' and the outside turn radius shall be 41'.
- The trash enclosure will be for collection containers only and not for storage of any other kind.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

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

Fire and Environmental Protection Division—650-903-6378 or FEPD@mountainview.gov

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 at www.mountainview.gov/fepforms.

64. **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.
65. **FULL TRASH CAPTURE:** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board approved devices: https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/2024/full-cptre-for-public.pdf. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site and include details for the installation of the trash capture system(s) in the building plans for the project.

NOTE: Decisions of the Zoning Administrator may be appealed to the City Council in compliance with Chapter 36 of the City Code. An appeal shall be filed in the City Clerk’s Office within 10 calendar days following the date of mailing of the findings. Appeals shall be accompanied by a filing fee. No building permits may be issued or occupancy authorized during this appeal period.

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

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/MF/6/FDG
PL-6192