

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2019

A RESOLUTION APPROVING A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT TO CONSTRUCT A NEW FOUR-STORY COMMERCIAL BUILDING CONTAINING 28,090 SQUARE FEET OF OFFICE AND 6,481 SQUARE FEET OF RETAIL SPACE AND THREE LEVELS OF UNDERGROUND PARKING ACCESSED THROUGH THE FUTURE ADJACENT PUBLIC PARKING GARAGE ON CITY PARKING LOT 4 ON A 0.25-ACRE SITE AT 701 TO 747 WEST EVELYN AVENUE

WHEREAS, an application was received from Marwood MV Manager, LLC, for a Planned Community Permit and Development Review Permit to construct a new four-story commercial building containing 28,090 square feet of office and 6,481 square feet of retail space and three levels of underground parking accessed through the future adjacent public parking garage on City Parking Lot 4 at 701 to 747 West Evelyn Avenue (Application No. PL-2018-025); and

WHEREAS, the Zoning Administrator held a public hearing on October 23, 2019 on said application and recommended the City Council conditionally approve the Planned Community Permit and Development Review Permit subject to the findings and conditions of approval enclosed; and

WHEREAS, the City Council held a public hearing on November 18, 2019 on said applications and received and considered all evidence presented at said hearing, including the resolutions and project materials from the Zoning Administrator and City Council report and materials;

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

1. The Development Review Permit for a new four-story commercial building containing 28,090 square feet of office and 6,481 square feet of retail space and three levels of underground parking accessed through the future adjacent public parking garage on City Parking Lot 4 is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70 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 it includes a human-scaled rhythm of windows, doors, planters, awnings, and lighting consistent with General Plan Policy LUD 7.3 (Human-scaled building details); it includes a new plaza in a highly visible and active location near the Transit Center, consistent with General Plan Policy LUD 84 (Pedestrian-oriented public and civic spaces); it is a transit-oriented development, across the street from and oriented towards the Mountain View Transit Center, consistent with General Plan Policy LUD 9.2 (Compatible transit-oriented development); and it creates additional public parking that can be more efficiently used than private parking, consistent with General Plan Policy MOB 7.2 (Off-street parking);

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the project uses durable and traditional materials such as limestone and sandstone; it integrates traditional design elements such as parapet caps, awnings, and pedestrian-scale landscaping and lighting; the upper floor steps back to reduce the project's apparent height and mass; and a major massing break along Evelyn Avenue establishes a building scale consistent with downtown;

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 creating active, transparent, and interesting storefront along the sidewalk on all public street frontages; highlighting the corner closest to the Transit Center with a plaza and architectural roof features; orienting main entrances to the project's corners, where pedestrian accessibility is best; and building parking underground where it will not affect pedestrian access or visual interest;

d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by providing a plaza with planters, trees, and a range of seating opportunities; and integrating planters into the alley facade to screen and add interest to utility enclosures;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by widening the sidewalk along Evelyn Avenue; sharing parking access with the adjacent development, reducing the number of curb-cuts; orienting pedestrian access and entrances to the public streets and Transit Center; and placing bicycle parking on the highest and most accessible level of the garage; and

f. The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because the

project qualifies as categorically exempt per Section 15332 (“Infill Development Projects”) because the project is consistent with the applicable General Plan and Zoning designation and regulations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; contains no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

2. The Planned Community Permit for a new four-story commercial building containing 28,090 square feet of office and 6,481 square feet of retail space and three levels of underground parking accessed through the future adjacent public parking garage on City Parking Lot 4 is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the Downtown Precise Plan since it increases the supply of public parking in an area where it is needed; it is consistent with the maximum height and coverage standards and is built to the back of all proposed sidewalks; trash, loading, and other service areas are accessed from the alley and screened from view; it creates an enjoyable and interesting experience along the sidewalk, with transparent storefront, awnings, and quality, durable materials within the pedestrian’s range of touch and view; upper-floor step-backs provide interest at the roofline and reduce the building’s mass; materials are light and earth-toned; and upper-level treatment, including the corner roof trellis and four-story limestone facade facing the corner, are recognizable and distinctive from a distance;

b. The proposed use or development is consistent with the Downtown Mixed-Use Land Use Designation of the General Plan;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project is a transit-oriented development and includes a comprehensive transportation demand management program, which will generate fewer vehicle trips than typical office developments; includes retail space on the ground floor, increasing opportunities for residents, workers, and visitors to access goods and services; increases the supply of public parking, improving access to downtown businesses; and vehicle access will be shared with the adjacent development, reducing the potential for conflicts with pedestrians and bicycles;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because it has similar height and mass as the adjacent proposed hotel; it will provide a plaza at a key downtown corner, with varied seating and landscaping for passersby; its west

facade steps down to a height consistent with the historic character on Castro Street; and it creates an attractive and distinctive landmark for a key gateway to downtown; and

e. The approval of the Planned Community Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because the project qualifies as categorically exempt per Section 15332 (“Infill Development Projects”) because the project is consistent with the applicable General Plan and Zoning Designation and regulations; it occurs within the City limits, is located on a project site of no more than five acres, and is substantially surrounded by urban uses; contains no known habitat for endangered, rare, or threatened species; the project would not result in any significant impacts relating to traffic, noise, or air quality; and the site can be served by all required utilities and public services.

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

EA/5/RESO  
899-11-18-19r-1

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL  
APPLICATION NO.: PL-2018-025  
701 to 747 West Evelyn Avenue

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

This approval is granted to construct a new four-story commercial building containing 28,090 square feet of office and 6,481 square feet of retail, and three levels of underground parking accessed through the future adjacent public parking garage on City Parking Lot 4 located on Assessor Parcel Nos. 158-20-066 and 158-20-015. 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 Steinberg Hart for Marwood MV Manager LLC dated September 6, 2019, and consisting of 63 sheets.
- b. Color and materials board prepared by Steinberg Hart for Marwood MV Manager LLC dated October 22, 2018, and kept on file in the Planning Division of the Community Development Department.

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

Community Development Department – 650-903-6306

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

If the approved use does not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies, this approval shall be null and void.

3. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6 of the City Code.
4. **CITY LOT 4 PROJECT:** This project's construction phasing, access, and parking are dependent on the approved development at City Lot 4 (Application No. PL-2018-084). This permit is conditioned on construction concurrent with that development ~~and is rendered invalid if it does not proceed~~. If the City Lot 4 project does not proceed or

is not concurrent with the 701 to 747 West Evelyn Avenue project, modification of project approvals are required to address issues, including, but not limited to, parking and construction. Modifications to the project shall be considered by the City Council through the public hearing process.

#### PLANS AND SUBMITTAL REQUIREMENTS

5. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio or density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
6. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council/Zoning Administrator. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
7. **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. **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.
9. **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

10. **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. Show architectural railings on the third-floor window facing Hope Street (similar to adjacent windows facing Evelyn Avenue).
  - b. Continue to work with staff on appropriate metal panel pattern facing Blossom Lane, considering level of transparency and architectural interest.
  - c. Limestone shall have light-colored grout, and the limestone, metal, and sandstone shall have adequate contrast.
  - d. Window panels between second and third floors shall have pyramidal relief dimension.
  - e. Storefronts shall be adaptable to alternate door locations.
11. **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 issuance of building permits. Bicycle racks and planters shall be moved out of the sidewalk easement facing Hope Street.

12. **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.
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. **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.
15. **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.
16. **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.
17. **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 limestone, sandstone, and metal panel samples.
18. **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.
19. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
20. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide 6,481 square feet of ground-floor commercial space. Restaurant uses are not allowed with this approval, and would require a Provisional Use Permit and payment of parking in-lieu fees.
21. **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'.
22. **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.

23. **BIKE RACKS:** The applicant shall provide bike racks for at least four bikes (Class II/III). 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.
24. **BIKE LOCKERS:** The applicant shall provide bike lockers for at least 30 bikes (Class I), or equivalent, as approved by the Zoning Administrator.
25. **SHOWER/CHANGING FACILITY:** Two employee shower and changing room facilities, one each for male and female employees, shall be provided.
26. **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.
27. **PARKING MANAGEMENT PLAN (SHARED PARKING):** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and commercial uses within the project and that the parking management company for City Lot 4 shall also manage the parking at 701 to 747 West Evelyn Avenue. The parking management plan shall be reviewed and administratively approved by the Zoning Administrator and City Attorney prior to building permit issuance. Individual condominium owners shall not have exclusive rights to any parking stalls.
28. **VALET PARKING:** The project is using valet parking to meet its parking requirement and must maintain valet operations, unless an alternate parking program is approved by the City through a Planned Community Permit. The parking management plan shall address the management of and limited availability of private vehicle self-parking spaces.
29. **PUBLIC PARKING:** The project shall provide 25 of the total parking spaces for public parking for the life of the project. The final location of all public parking spaces shall be shown on building permit plans and include appropriate signage and/or pavement markings subject to review and approval by the Zoning Administrator.

#### GREEN BUILDING AND SUSTAINABILITY MEASURES

30. **GREEN BUILDING –NONRESIDENTIAL NEW CONSTRUCTION:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED® Gold certified. All mandatory prerequisite points and minimum point totals per category to attain the required LEED-certified status must be achieved unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through the U.S. Green Building Council (USGBC) 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

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



32. **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.
33. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms). Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal. New street trees shall be irrigated.
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. **TREE PROTECTION MEASURES:** Street tree protection 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

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

#### NOISE

38. **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 property.
39. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors can remain closed when the commercial uses are in operation.
40. **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.
41. **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.

42. **ROOF DECK OPERATIONS:** The approved hours of operation for the roof deck shall be limited to 9:00 a.m. to 10:00 p.m., and may not 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

43. **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).
44. **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.
45. **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.
46. **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.
47. **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.
48. **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.
49. **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.

50. **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.
51. **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.
52. **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.
53. **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.
54. **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

55. **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.
56. **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.

#### CC&RS AND DISCLOSURES

57. **CC&Rs:** Four copies of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall attach a completed CC&R checklist to the CC&Rs upon submittal along with associated review fee made payable to the Mountain View City Attorney's Office. The checklist can be obtained in the Planning Division Lobby or call at 650-903-6306.

#### LEGAL AGREEMENTS AND FEES

58. **AGREEMENTS:** Access for the project is dependent on the construction of the underground parking garage as part of the development of City Lot 4 (Application No. PL-2018-084). Prior to building permit issuance or parcel map approval, the applicant shall enter into agreements with the City and the leaseholder of City Lot 4 to obtain reciprocal access between City Lot 4 and 701 to 747 West Evelyn Avenue ~~allow access across City Lot 4~~. The City's terms of the agreement include, but are not limited to:
- a. Provision, operation, and maintenance of 25 parking stalls in the project garage condominium for the life of the access easement, available to the public 24 hours a day, 7 days a week, with monitoring, enforcement, and penalties to ensure the project's private vehicles (including, but not limited to, visitors and employees of the project's tenants) are not using those stalls. The City may, at the 701 to 747 West Evelyn Avenue building owner's expense, take measures to monitor and confirm private vehicles are not using public parking stalls. Public parking stalls shall be located on the upper floors of the garage and shall be clearly marked. Time restrictions and fee rates for public stalls shall be consistent with restrictions and fee rates enforced on City

Lot 4.

- b. Public access to the remaining parking stalls in the garage condominium, consistent with the terms of the City Lot 4 ground lease, which allows public use of private stalls if there is excess capacity among the private stalls and excess demand of public parking.
- c. Execution of a purchase and sale agreement for an agreed-upon amount with the City for \$6 million.
- d. The access easement will expire upon demolition of the proposed 701 to 747 West Evelyn Avenue building, or when the City approves the ~~termination~~ cessation of parking in the garage, which would eliminate the purpose of the easement.

59. LIMITS OF OWNERSHIP: Prior to parcel map/building permit approval, the applicant shall provide a legally enforceable instrument limiting the garage condominium ownership to the City, the leaseholder of City Lot 4, or the owner(s) of the building on 701 to 747 West Evelyn Avenue (which shall be the building owners association if there are different owners among the building's condominiums). This shall be effected through either of the following means:

- a. The applicant deeds the garage condominium to the City, who will then lease it to the leaseholder of City Lot 4; or
- b. The applicant provides for special ownership circumstances in the garage condominium grant deed, in a form reasonably acceptable to the City, and a separate ownership-transfer agreement between the owner(s) of the building on 701 to 747 West Evelyn Avenue and the City, as described below.

Upon transfer or termination of the City Lot 4 Ground Lease, the garage condominium shall be transferred to the City or whomever the City shall determine (in the case of transfer, to the new leaseholder at Lot 4). To effect this, the grant deed shall grant the City a right of termination of the garage ownership if the garage ownership is different than the leaseholder at Lot 4, or if there is no lease at Lot 4. In addition, the applicant shall enter into an agreement with the City allowing the City to determine who shall own the garage condominium if the City executes its right of termination.

Upon termination of the reciprocal access easement across Lot 4, the garage condominium shall be transferred to the 701 to 747 West Evelyn Avenue building owner(s). To effect this, the grant deed shall grant the building owner a right of termination of the garage ownership upon demolition of the new building at 701 to 747 West Evelyn Avenue or when the City approves cessation of parking uses in the 701 to 747 West Evelyn Avenue garage. [This is necessary so that RGC, or successor, does not keep Marwood from redeveloping if they want to.]

The grant deed shall be approved prior to parcel map/building permit approval, and the City will verify that it was recorded prior to Final Certificate of Occupancy. The ownership-transfer agreement shall be approved and executed prior to parcel map/building permit approval. The applicant shall provide the City with a legal opinion that all transfer documents, any agreements with the City giving the City rights to determine ownership of the garage or exercise a power of termination, and all covenants and restrictions in such instruments and agreement are valid and legally enforceable.

- 60. **HOUSING IMPACT FEE:** Prior to the issuance of the first building (foundation) permit, applicant shall pay a Housing Impact Fee based on the net new floor area and the fees in effect at the time of building permit issuance. The estimated fee is \$586,265.75, which is based on a net increase of 25,751 square feet of office area.
- 61. **PARKING IN-LIEU FEE:** Prior to the issuance of the first building (foundation) permit, the applicant shall pay the City a Parking In-Lieu Fee for all required parking spaces not provided on the project site. The fee shall be as

prescribed in the fee schedule at the time of payment (currently \$52,140 per parking space “not provided” on-site). At this time, this application is approved for 24 parking spaces paid for with an in-lieu fee. Fees shall be made payable to the City of Mountain View and submitted to the Planning Division.

62. **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 and Development Review 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.
63. **MUTUAL ACCESS:** The property owner shall prepare a legal agreement recorded to run with the land providing for mutual access between this property and City Parking Lot 4. The agreement shall be approved by the City Attorney and Zoning Administrator and shall state that it may not be modified without the City’s consent.

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

64. **COMMUTE ALTERNATIVES/TRANSPORTATION BENEFITS:** The applicant/owner is required to offer the following commute benefits and transportation alternatives to employees of the project for the lifetime of the project. These alternatives are to encourage use of public transit, bike ridership, provide alternatives to single-occupancy vehicle trips within the City, and aid employees in getting to and from key destinations within the City. The transportation benefits shall include:
  - a. The applicant/owner shall provide transit passes, or transit subsidy, to all employees (regular, part-time, and contract), such as a VTA EcoPass, Clipper card, or a comparable transit pass program.
  - b. A real-time transit kiosk.
  - c. The applicant/owner shall appoint a commute coordinator on-site to manage and monitor commute alternative programs.

Any modification to this transportation benefits program requires review and approval by the Zoning Administrator.

65. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner is required to maintain a TDM program for the life of the project which will achieve a project private vehicle parking usage of no more than 56 stalls. The TDM program measures shall be formally accepted by the property owner prior to building permit issuance through a legal agreement or recorded document, as determined by the City Attorney, with contents to the satisfaction of the Zoning Administrator.
66. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner, or tenant, shall prepare an annual TDM report and submit it to the City to document the effectiveness of the TDM program in achieving the goal of project private vehicle parking usage of no more than 56 stalls. The TDM report shall be prepared by an independent consultant and paid for by the property owner or tenant; the consultant shall work with the property’s TDM coordinator. The TDM report will include a determination of historical employee commute methods, which shall be informed by surveying all employees working on the project site and through driveway traffic counts.
  - a. **TDM Reporting:** The initial TDM report for the project will be submitted one year after the granting of the Certificate of Occupancy for seventy-five percent (75%) or more of the project. Subsequent reports will be collected annually.
  - b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved project private

vehicle parking usage of no more than 56 stalls, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the project private vehicle parking usage of no more than 56 stalls, providing an explanation of how and why the goal has not been reached and a description of additional measures that will be adopted in order to attain the TDM goal of project private vehicle parking usage of no more than 56 stalls.

67. **TMA MEMBERSHIP:** The property owner or building occupant shall maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.

Public Works Department – 650-903-6311

#### RIGHTS-OF-WAY

68. **STREET DEDICATION:** Dedicate a public street in fee, as required by the Public Works Director, to widen a portion of West Evelyn Avenue an additional 5’.
69. **STREET CORNER DEDICATION:** Maintain a 20’ radius public street corner return, as required by the Public Works Director, at West Evelyn Avenue and Hope Street.
70. **RECIPROCAL ACCESS EASEMENT AGREEMENT:** Prior to issuance of any building permits and prior to approval of the parcel map, the owner shall obtain a reciprocal access easement agreement over City Lot 4 under price, terms, and conditions acceptable to the City.
71. **EASEMENT ABANDONMENT:** Complete the application process to vacate all existing easements that are or will no longer be needed or conflict with the proposed building. All vacations shall be completed and recorded after approval and issuance of building demolition permit and existing building is demolished.

#### FEEES

72. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the parcel map the applicant shall pay the map plan check fee in accordance with Sections 28.27.b and 28.19.b of the City Code per the rates in effect at time of payment.

An initial map plan check fee based on the Public Works adopted fee schedule shall be paid at the time of initial map plan check submittal.

73. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the parcel map, 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 adopted 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.

74. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the parcel map, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.

#### STREET IMPROVEMENTS

75. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, the following improvements: new curb, gutter, ADA ramp, and sidewalk on Hope Street and West Evelyn Avenue; new curb along Blossom Lane; new water, sewer, gas, electric, and telecommunications utilities; storm laterals; new streetlights; new striping, conforms, and overlay of Hope Street, West Evelyn Avenue, and Blossom Lane.
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to approval of the parcel map.
  - b. **BONDS/SECURITIES:** 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 improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm). The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.
  - c. **INSURANCE:** Provide a certificate of insurance, Commercial General Liability endorsement, and Automobile Liability endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to approval of the parcel map. 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, Professional Liability, Pollution Legal Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
76. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public 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 California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and shall show, at a minimum, work areas, delineators, signs, and other traffic control measures required for work that impacts traffic on existing streets. Locations of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval. Off-site improvement plans (10 sets), an initial plan check fee and map 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 and parcel map. 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 full-size and two half-size 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 approval of the parcel map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.



77. **TRAFFIC CONTROL PLANS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD).
78. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a construction cost estimate indicating the quantities of the street and utility improvements. Construction cost estimate shall include private common street and utility improvements for Common Green and Townhouse-Type Condominium developments. 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. The construction cost estimate is to be prepared by the civil engineer preparing the improvement plans.
79. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, submit to the Public Works Department a complete Excavation Permit Application for all applicable work within the public right-of-way. Permit applications are available on the Internet from the Public Works Department website. All work within 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.
80. **ENCROACHMENT RESTRICTIONS:** Buildings and other private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, planters/planter boxes, bike racks, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or utility and sidewalk easement. The underground parking garage shall be redesigned to not encroach into the existing public utility and sidewalk easement. Planters and bike racks shall be relocated out of the public utility and sidewalk easement.
81. **TIE-BACK ENCROACHMENTS:** Temporary tie-backs or earthen nails for construction purposes that encroach into the public right-of-way/street easement or City property on Blossom Lane require a separate Encroachment Agreement, plat and legal description, and bond (100 percent) or letter of credit (100 percent) or cash security (100 percent) securing the installation and warranty of the temporary tie-backs.
82. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk, including public sidewalk easement.
83. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, signs, fences, shrubs, bushes or hedges shall not exceed over 3' in height while tree canopies shall maintain a minimum 6' vertical clearance within traffic safety sight triangle formed by measuring 35' along the back of the sidewalk.
84. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), signs, 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.
85. **STREET IMPROVEMENTS:** The project shall be required to implement any improvements required by the final, approved Transportation Impact Analysis (TIA) report. Any recommended improvements shall be constructed to the satisfaction of the City Traffic Engineer.
86. **HOPE STREET IMPROVEMENTS:** Hope Street shall be designed with 12' wide sidewalks with tree wells, 8' wide parking lane, and 12' wide travel lane. Street frontage design shall not include bulb-out at corner curb return of West Evelyn Avenue and Hope Street.

87. **WEST EVELYN AVENUE IMPROVEMENTS:** West Evelyn Avenue shall be designed with 12.5' wide sidewalks with tree wells. Street frontage design shall not include bulb-out at corner curb return of West Evelyn Avenue and Hope Street.
88. **BLOSSOM LANE IMPROVEMENTS:** New driveway approach along West Evelyn Avenue and new curb shall be installed along the project frontage to provide vehicular access and define the travel way along Blossom Lane. Blossom Lane shall be signed and striped for one-way vehicular traffic, entering from West Evelyn Avenue and exiting on Villa Street.
89. **STREETLIGHTS:** New post top streetlights shall be installed along the project street frontage of West Evelyn Avenue and Hope Street per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations deemed necessary by the City Traffic Engineer.
90. **STREET OVERLAY:** Full-street overlay (minimum 2" grind and overlay) along West Evelyn Avenue and Hope Street project street frontages shall be required due to multiple utility trenches and impacts from the anticipated construction traffic. Blossom Lane shall have a full overlay adjacent to the project. This condition of approval governs over the proposed design shown in the Planning application.

#### CURBS, SIDEWALKS, AND DRIVEWAYS

91. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements.
92. **AMERICANS WITH DISABILITIES ACT SIDEWALK REQUIREMENTS:** A minimum 4' wide ADA-compliant public sidewalk shall be provided behind new and existing driveway approaches. Tapers (conforms) may be provided to connect the proposed public sidewalk on each side of the proposed driveway.
93. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk along the project frontages of West Dana Street and Hope Street.
94. **SIDEWALK DESIGN:** Sidewalk shall be designed per City Standards with a consistent 2 percent cross slope from the top of curb and with minimal grade breaks in the longitudinal slope of the curb line. Sidewalk grades shall not be adjusted to accommodate onsite building pad finished floor grades.
95. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on West Evelyn Avenue and Hope Street out of sidewalk and relocate to behind the back of curb. Utility boxes must be located so they fit entirely behind the curb and shall not encroach into the sidewalk.
96. **RED CURB AT CROSSWALKS:** Street curbs adjacent to a public crosswalk shall be painted red a minimum of 15' in each direction, as determined and approved by the City Traffic Engineer.
97. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs adjacent to the driveway entrance of Blossom Lane shall be painted red a minimum of 15' in each direction, as determined and approved by the City Traffic Engineer.
98. **RED CURB ALONG BLOSSOM LANE:** The curb along the project frontage of Blossom Lane shall be painted red. Curbs shall be striped as "No Parking – Fire Lane" where emergency vehicle access is required, as required by the Fire Protection Engineer.

## UTILITIES

99. **UTILITY POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans to determine the depths and locations of existing subsurface utilities. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including but not limited to, pothole location and depth of utility.
100. **WATER AND SEWER SERVICE:** All new utility services shall be installed as the existing utility services have outlived their useful service lives and shall be abandoned per City standards. Each use and/or condominium unit shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38 and installed per City Standards, unless a waiver is granted by the Public Works Department. A waiver shall require the execution of a utility services payment agreement and payment of a security deposit to the City in the amount equal to six months of the entire municipal utility bill for the commercial condominium association.
101. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
102. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required if landscaping (new or affected) is greater than 1,000 square feet.
103. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit to the Public Works Department 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 prior to issuance of any permits.
104. **UTILITY SERVICES:** Water, storm drainage, and sanitary sewer services shall connect to the City mains in Hope Street or West Evelyn Avenue. The size and location of all existing and new water meters, backflow preventers, 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. Utility design shall comply with City Design Criteria and standards, including, but not limited to, requirements for pipe size, slope, separation, and materials. Sewer laterals, water services, and fire services shall have a minimum 5' horizontal separation from each other. Existing water services shall be shown to be disconnected and plugged at the main,. Water services 4" or larger 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 shall be abandoned, and existing face-of-curb drains shall be removed.
105. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all City water services. Devices shall be located directly behind the water meter or as reasonably close as possible and screened from view with landscaping, as approved by the Public Works Director. Devices shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Devices may be allowed in an open, accessible alcove that screens the devices from street view; the alcove shall not be locked and the water meters shall be placed outside of the alcove. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
106. **REUSE OF EXISTING STORM DRAIN LATERAL:** Our records show that the existing storm drain lateral 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 new storm drain lateral from the catch basin to the City main will be required.

Prior to the first submittal of the building plans and improvement plans, the applicant shall conduct a video inspection of the lateral and submit the video to City Public Services Division for review. After reviewing the

recording, the City will determine if the lateral requires replacement. If the storm lateral and/or catch basin is required to be replaced, the applicant shall include those items on the improvement plans.

107. **STORM DRAIN SERVICE CONNECTION:** The proposed new storm drain line connected to the back of the existing catch basin shall be designed to connect perpendicular to the inlet per City Standards.
108. **OFF-SITE TRASH CAPTURE DEVICES:** Trash capture devices required to be installed by the Fire and Environmental Protection Division shall be shown and identified on the improvement plans.
109. **UNDERGROUND SERVICES:** All new and existing electric and telecommunication facilities serving the site are to be placed underground, including transformers. Private transformers shall be placed on-site and out of City right-of-way and public easements. The undergrounding of the new and existing overhead electric and telecommunication lines is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site.
110. **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, and telecommunication conduits and associated facilities, including, but not limited to, vaults, manholes, cabinets, pedestals, etc. These plans shall be combined and made a part of the improvement plans. Joint trench intent drawings will be accepted at first improvement plan submittal. All subsequent improvement plan submittals shall include joint trench design plans. Dedicate utility easements that are necessary for the common utility on the parcel map.

#### RECYCLED WATER

111. **RECYCLED WATER USE PERMIT:** Submit a Recycled Water Use Permit Application.
112. **RECYCLED WATER SERVICES:** Each recycled water use must have its own individual meter (i.e., exterior irrigation, dual-plumbing, cooling towers, etc.). All recycled water services must have a meter and a reduced-pressure backflow preventer.
113. **RECYCLED WATER PLANS:** Prepare recycled water plans in accordance with the City's Customer Guidelines for Recycled Water Use. The applicant shall follow the Guidelines, including, but not limited to, showing on the plans: size and location of all existing and new water meters, backflow preventers, new potable and recycled water pipelines, and existing potable and recycled water pipelines (if available); location of irrigation system components (controllers, quick couplers, valves, strainers, and constant pressure main lines); boundaries of the intended potable and recycled water use areas; locations of proposed recycled water advisory signs; a completed Site Information Box; and all applicable recycled water standard notes and details.
114. **RECYCLED WATER FEES AND COSTS:** Project applicant shall be responsible for paying all applicable costs and fees, as part of the approval of any recycled water project, prior to issuance of any building permits and/or map approval.
115. **RECYCLED WATER SPECIAL INSPECTION:** The owner/developer is required to hire a certified AWWA Cross-Connection Specialist to perform the construction inspection of ALL on-site recycled water systems, pursuant to the approved plans. The following note shall be clearly shown on the first sheet of the recycled water permit plans (i.e., landscape/irrigation, plumbing, mechanical, or civil plans): "Any installation for recycled water is required to have a Special Inspection by a certified AWWA Cross-Connection Specialist to ensure that the on-site recycled water system was constructed per the approved plans and specifications." The Specialist shall submit a report/checklist to the City (Public Services Division and Building Inspection Division) verifying that the on-site recycled water system was constructed per the approved plans and specifications. Receipt of inspection report/checklist is required prior to connection of the recycled water meter and building permit final.

116. **CROSS-CONNECTION TESTING:** After confirmation of the special inspection, a cross-connection test is required prior to receiving recycled water. The following note shall be clearly shown on the first sheet of the recycled water permit plans: "A cross-connection test is required prior to receiving recycled water." The cross-connection test will be performed by the City or its representative and must be performed prior to connection of the recycled water meter and building permit final.
117. **SITE SUPERVISOR:** The owner/developer is required to hire a Site Supervisor who has been trained by City staff or will undergo training prior to obtaining final permit approval. The Site Supervisor can be the maintenance contractor in charge of operating and maintaining the recycled water systems. The Site Supervisor must be present for the cross-connection test(s). Every year, the Site Supervisor must perform a visual inspection of the recycled water systems and submit an Annual Site Inspection Report to the City. For more information, refer to the City's Customer Guidelines for Recycled Water Use.
- Provide to the City:
- a. Contact information of Site Supervisor; and
  - b. Proof of Completion of Site Supervisor Training with the City's Public Services Division – Recycled Water staff.
118. **COVERAGE TEST:** After the system is installed and the Cross-Connection Test has successfully passed, a coverage test must be performed to ensure that overspray and ponding do not occur. The Coverage Test must be performed by the Site Supervisor. Coverage Test results must be submitted to the City prior to building occupancy.
119. **DUAL-PLUMBED BUILDINGS:** Pursuant to Section 8.30.5 of Mountain View City Code, this project shall incorporate dual plumbing in the design of the building to allow the use of recycled water. The dual-plumbed recycled water system must comply with the requirements of the City's Customer Guidelines for Recycled Water Use, California Code of Regulations Title 17 and Title 22, and the adopted California Plumbing Code. *NOTE: For dual-plumbed buildings, the owner/tenant is required to hire an AWWA Cross-Connection Specialist to perform a visual cross-connection inspection every year, and a four-year shutdown test.*
120. **DUAL PLUMBING ENGINEERING REPORT:** For dual-plumbed recycled water systems, the Engineering Report shall adhere to California Code of Regulations Title 22, Section 60314, and must include a detailed description of intended use area, plans, and specifications of the piping system and on-site backup tank, and the method to be used by the recycled water agency to ensure that cross-connection between the recycled water and potable water piping system will not occur.

With the first building permit submittal, provide the following to the City for Recycled Water plan review:

1. One (1) hard copy of the Engineering Report; and
2. One (1) set of USB with the Engineering Report in PDF file format, sealed and marked: "ATTENTION: RECYCLED WATER – PUBLIC SERVICES DIVISION."

Concurrent with the first building permit submittal, submit the following directly to the Division of Drinking Water (Richmond, CA) for State Review. Coordinate with Recycled Water staff prior to DDW dropoff for security clearance:

1. One (1) hard copy of the Engineering Report; and
2. One (1) set of USB with the Engineering Report in PDF file format, sealed and marked: "ATTENTION: VAN

TSANG, DIVISION OF DRINKING WATER.”

121. **DUAL PLUMBING ON-SITE BACK-UP WATER SUPPLY:** Sites using recycled water for toilet and urinal flushing are required by the City to have an on-site backup water supply connection. If recycled water is used for purposes other than toilet and urinal flushing, then an on-site backup water supply may be installed at the discretion of the customer. The on-site backup must adhere to all applicable codes and regulations and must be equipped with an air gap to prevent cross-connection between the potable and recycled water systems.
122. **DUAL PLUMBING PLANS:** For dual-plumbed recycled water systems, prepare a set of plans with proposed piping system to be used, pipe locations of both recycled and potable systems, type and location of the outlets and plumbing fixtures that will be accessible to the public, and the methods and devices to be used to prevent backflow of recycled water into the public water system. *NOTE: The Division of Drinking Water does NOT allow recycled water piping inside or near food processing facilities and restaurants. Design all recycled water lines as far away from food facilities as possible.*

With the first building permit submittal, provide the following to the City for Recycled Water plan review:

1. One (1) hard copy of a recycled water plan package with all recycled water systems included (i.e., irrigation, plumbing, and/or mechanical); and
2. One (1) set of USB with electronic copies of the Recycled Water Package, in PDF file format, sealed and marked: “ATTENTION: RECYCLED WATER – PUBLIC SERVICES DIVISION.” This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have been excluded from Item 1 above.

Concurrent with the first building permit submittal, submit the following directly to the Division of Drinking Water (Richmond, CA) for State review. Coordinate with Recycled Water staff prior to DDW dropoff for security clearance:

1. One (1) hard copy of Recycled Water Plan set. This plan set should include any plans associated to the use of recycled water, including, but not limited to, landscape, irrigation, civil, and plumbing marked: “ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER.” Exclude sheets not related to recycled water (e.g., architectural, electrical, etc.); and
2. One (1) set of USB with electronic copies of the Recycled Water Package, in PDF file format, sealed and marked: “ATTENTION: VAN TSANG, DIVISION OF DRINKING WATER.” This electronic set shall include all plans and reports that are included in building and excavation permit packages. Include all sheets that may have been excluded from Item 1 above.

**STREET TREES**

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

125. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

126. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
127. **ON-SITE DRAINAGE REQUIREMENTS:** On-site grading shall not impact Blossom Lane. Plans shall clearly show a separation (no mixing) of stormwater drainage between the development and Blossom Lane.
128. **UNDERGROUND PARKING GARAGE DRAINAGE REQUIREMENTS:** Drainage from the underground on-site parking garage shall be directed to the sanitary sewer system. The sanitary sewer lateral shall be equipped with a backwater device.
129. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage prior to approval of the building permit or parcel map.
130. **SANITARY SEWER HOLD HARMLESS AGREEMENT:** If the sanitary sewer connection(s) inside the structure(s) is/are less than 1' above the rim elevation of the upstream sanitary sewer manhole, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against sewer surcharges or blockages that may result in on-site damage prior to approval of the building permit or parcel map.

SOLID WASTE AND RECYCLING

131. **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.
132. **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 Solid Waste and Recycling Section prior to issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
133. **TRASH ENCLOSURE DESIGN AND DETAILS:** Trash plan and enclosure details shall be included in the initial building permit plans and include the following:
1. Trash room layout and dimensions showing bins/carts for trash, recycling, and compost.
  2. The trash room shall be located on the ground floor with access off of Blossom Lane.
  3. The trash room shall measure approximately 19' wide by 26' deep and shall hold (2) 4-yard trash bins, (2) 4-yard recycle bins, and (2) 2-yard compost bins.
  4. The trash room shall have a roll-up door with an 8' wide opening and keypad access for the hauling company.
  5. No Parking signs shall be posted on the roll-up door.

134. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers. Trash room/enclosures shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
135. **ROLL-OUT FEES:** Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.

MISCELLANEOUS

136. **CONSTRUCTION MANAGEMENT PLANS:** 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 (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets. The use of Castro Street shall be minimized.
  2. **Building construction phasing/construction equipment storage/construction parking plans:** Show construction vehicles and equipment parking area, material storage and lay-down area, and construction trailer location for each phase of construction. 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 permittee/contractor. Construction equipment, materials, or vehicles shall not be stored or parked on public streets or public parking lots. Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage.
  3. Blossom Lane shall remain open for local pedestrian and vehicular traffic, emergency vehicle access, and trash and recycling pickup. No construction traffic shall be allowed on Blossom Lane. All construction equipment and materials, including the construction fence, shall be contained within the project parcel and shall not encroach into Blossom Lane.
  4. Trash and recycling collection vehicles should have full access to Blossom Lane to allow for collection services at the rear of businesses along Castro Street during construction.
  5. Collection for businesses along Blossom Lane shall not be interrupted during construction. If collection of the recycle bins that are located inside of the screened City recycling enclosure is interrupted by construction, the contractor shall be responsible for providing recycling bins to the downtown businesses that use this enclosure as shown on the Construction Logistics Plan. If implemented, the collection system for these bins must have prior approval from the Solid Waste Program Manager.
  6. 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. This project's construction shall be concurrent with the approved development at City Lot 4 (Application No. PL-2018-084) and shall be consistent with the construction management plan approved for that project. Construction management plans submitted with this project are conceptual, and the final approved construction management plan for the City Lot 4 project shall prevail. If the City Lot 4 project does not proceed or is not concurrent with the 701 to 747 West Evelyn Avenue project, modification of project approvals is required to address construction management. Modifications to the project shall be considered by the City Council through the public hearing process.



137. **VALLEY WATER WELLS:** Santa Clara Valley Water District requires the following note be shown on the plans: While the Santa Clara Valley Water 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.
138. **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 his/her designated representative."
139. **OCCUPANCY RELEASE:** 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."
140. **PRELIMINARY TITLE REPORT:** Upon submittal of the initial building permit and improvement plans, the applicant shall 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. The title report shall be dated within six months of the initial plan submittal. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the title report.
141. **SUBDIVISION:** This site plan is a subdivision of an existing parcel(s). Any combination or division of land for purpose of sale, lease, or financing requires the filing and approval of a preliminary parcel or tentative map, completion of all conditions of subdivision approval, and the recordation of the parcel or final map, all prior to issuance of the building permit. In order to place the approval of a final map on the Council agenda, all related materials must be completed and approved a minimum 40 calendar days prior to the Council meeting.

Building Inspection Division – 650-903-6313

142. **BUILDING AND FIRE PERMITS – CODE REQUIREMENTS:** **Obtaining Planning entitlement for this project is not an approval from Building or Fire.** A formal permit submittal to the Building Inspection Division is required. Plan check through the Building Inspection Division shall determine the specific project requirements and construction compliance in accordance with Federal, State, and Local codes adopted for all building and/or fire permits.

Entitlement review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review is a separate permit application process that can only be applied for once the Planning approvals have been obtained and the required appeal period has passed. For information on how to submit for building and fire permits, please refer to the Building Inspection Division's website – [www.mountainview.gov/submitbuildingpermit](http://www.mountainview.gov/submitbuildingpermit) for review timelines and document requirements.

No construction work shall commence without the appropriate issued building permit(s) and no new occupancy shall commence without a properly executed Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division (for construction) online at [www.mountainview.gov/building](http://www.mountainview.gov/building) or by phone at 650-903-6313 to obtain information and submittal requirements.

143. **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, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the

Mountain View Green Building Code (MVGBC). Any projects submitted after January 1, 2020 will be subject to the 2019 California Codes.

144. **ACCESSIBILITY REQUIREMENTS:** The project is required to comply with:
  - **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
  - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.
  - **PARKING REDUCTIONS (CHAPTER 11B):** Parking reductions granted through a Planning/ Zoning permit do not reduce the amount of required accessible spaces. The project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.
145. **DUAL PLUMBING:** Project will be subject to the dual-plumbing requirements in the CBC, Chapter 16A, and MVCC Sections 8.30 through 8.30.5.
146. **ELECTRIC VEHICLE STATIONS:** Project is required to provide electric vehicle (EV) charging facilities per CalGreen Section 5.106.5.3 and MVCC Sections 8.20.42 to 8.20.46.
147. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Postal Service (USPS).
148. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department (SCCHD) prior to submittal to the Building Inspection Division. Please visit SCCHD online at [www.sccgov.org](http://www.sccgov.org) or by phone at 408-918-3400 to obtain information and requirements for approval.
149. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate building permit.
150. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
151. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Section 1009.
152. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.
153. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per the CBC, Section 903.2.8.
154. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC Table 706.4c as amended in MVCC Section 8.10.22.
155. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Please visit City of Mountain View – Fire & Environmental Protection Division online at [www.mountainview.gov/fep](http://www.mountainview.gov/fep) or by phone at 650-903-6378 to obtain information and submittal requirements.
156. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per Chapter 3 of the CBC.

- 157. **OCCUPANCY SEPARATION:** Proper separation to be provided between occupancies per the CBC, Table 508.4.
- 158. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Section 1004.
- 159. **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 the CBC, Section 3306.
- 160. **PHOTOVOLTAIC:** Photovoltaic systems are to be a deferred submittal under separate building permit application.
- 161. **SURVEY:** A survey will be required to be completed to verify structure placement.
- 162. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any submittals of AMMRs are required to be formally submitted with the complete initial building submittal. AMMRs will be reviewed by the Chief Building Official during the plan check process; approvals of AMMRs are not provided or processed prior to submittal to the Building Inspection Division.
- 163. **OPENINGS AT EXTERIOR PROPERTY LINES:** Approval of this project assumes that Blossom Lane (which is not a City dedicated street/alley), must be recorded as such (or be considered equivalent) by the City of Mountain View Public Works Department, prior to the issuance of permit for the project, as openings (at the first story and above) will need to be reduced and/or protected as required per CBC Table 705.8.

Fire Department – 650-903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

- 164. **BUILDING AND FIRE PERMITS – CODE REQUIREMENTS:** **Obtaining Planning entitlement for this project is not an approval from Building or Fire.** A formal permit submittal to the Building Inspection Division is required. Plan check through the Building Inspection Division shall determine the specific project requirements and construction compliance in accordance with Federal, State, and local codes adopted for all building and/or fire permits.

Entitlement review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review is a separate permit application process that can only be applied for once the Planning approvals have been obtained and the required appeal period has passed. For information on how to submit for building and fire permits, please refer to the Building Inspection Division’s website – [www.mountainview.gov/submitbuildingpermit](http://www.mountainview.gov/submitbuildingpermit) for review timelines and document requirements.

No construction work shall commence without the appropriate issued building permit(s) and no new occupancy shall commence without a properly executed Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division (for construction) online at [www.mountainview.gov/building](http://www.mountainview.gov/building) or by phone at 650-903-6313 to obtain information and submittal requirements.

- 165. **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. The underground fire service system shall be approved prior to approval of the automatic fire sprinkler system. All work shall conform to NFPA 13 (2016 Edition), NFPA 24 (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](http://www.mountainview.gov/firerequirements). (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)

166. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.30, 14.10.31, 14.10.32, and 14.10.33 and California Fire Code Section 905.)
167. **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.)
168. **FIRE HYDRANTS:** Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300' (apart) and within 150' of all exterior walls. Installation shall be complete and the system shall be tested prior to combustible construction.
169. **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.)
170. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (California Fire Code, Section 907 and City Code, Section 14.10.34.)

#### FIRE DEPARTMENT ACCESS

171. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions or visit online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (California Fire Code, Section 506.)
172. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code, Section 506.) **(Required for parking garage gates.)**
173. **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

174. **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.)
175. **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.)
176. **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.)
177. **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.)
178. **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.)
179. **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.
180. **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.)
181. **ON-SITE DRAWINGS:** Submit CAD (.dwg) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
182. **EMERGENCY PROCEDURE MAPS (OFFICE BUILDINGS):** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
183. **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.)
184. **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

185. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two (2) sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. Call the Building Inspection Division at 650-903-6313 for specifications or view online at [www.mountainview.gov/firerequirements](http://www.mountainview.gov/firerequirements). (California Fire Code, Section 304.3.)
186. **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

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

Fire and Environmental Protection Division – 650-903-6378

## ENVIRONMENTAL SAFETY

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](http://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](http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392).

188. **STORM DRAIN/SANITARY SEWER PLAN CHECK SHEET:** Complete a "Storm Drain/Sanitary Sewer Discharges" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
189. **FOOD SERVICE CHECKLIST:** Complete a "Food Service Checklist: Grease Control and Stormwater Pollution Prevention" for building plan review. All applicable items in the checklist should be completed and shown on the building plan submittal.

A grease removal device is required for food service facilities to minimize grease discharges to the sewer. Control of grease is required to prevent sewer overflows. An adequately sized grease removal device(s) is required to be included in the plans for future food service use at the building. If an adequately sized grease removal device is not installed at the building, future food service use may not be allowed since an adequately sized grease removal may not be able to be installed retroactively.

190. **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.
191. **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.

192. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
193. **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.

NOTE: Include a Special Projects Worksheet and LID infeasibility justification with the plan. If feasible, treat runoff from portions of the roof using LID treatment controls, such as flow-through planters.

194. **STORMWATER MANAGEMENT PLAN—THIRD-PARTY ENGINEER'S CERTIFICATION:** The Final Stormwater Management Plan must be certified by a qualified third-party engineer that the proposed stormwater treatment controls comply with the City's Guidelines and Provision C.3 of the Municipal Regional Stormwater NPDES Permit (MRP). A list of qualified engineers is available at the following link: [http://www.scvurppp-w2k.com/consultants\\_list.shtml](http://www.scvurppp-w2k.com/consultants_list.shtml)
195. **FULL TRASH CAPTURE (OFF-SITE IMPROVEMENT):** Projects located in "moderate," "high," or "very high" trash generating areas as outlined in the City's Long-Term Trash Load Reduction Plan that will construct off-site improvements to the public storm drain system shall install full trash capture protection within the newly constructed public storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer's recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.
196. **BUILDING DEMOLITION PCB CONTROL:** Nonwood-frame buildings constructed before 1981 that will be completely demolished are required to conduct representative sampling of priority building materials that may contain polychlorinated biphenyls (PCBs). If sample results of one or more priority building materials show PCBs concentrations  $\geq 50$  ppm, the applicant is required to follow applicable Federal and State notification and abatement requirements prior to demolition of the building. Submit a completed "Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Package" with the building demolition plans for the project. A demolition permit will not be issued until the completed "PCBs Screening Assessment Applicant Package" is submitted and approved by the City Fire and Environmental Protection Division (FEPD). Applicants are required to comply with applicable Federal and State regulations regarding notification and abatement of PCBs-containing materials. Contact the City's FEPD at 650-903-6378 to obtain a copy of the "PCBs Screening Assessment Applicant Package" and related guidance and information.

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.

EA/5/CDD  
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