

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING A PLANNED COMMUNITY PERMIT AND DEVELOPMENT REVIEW PERMIT FOR A
NEW FIVE-STORY MIXED-USE DEVELOPMENT WITH 62 RESIDENTIAL UNITS AND 2,000 SQUARE
FEET OF GROUND-FLOOR COMMERCIAL SPACE ABOVE TWO LEVELS OF UNDERGROUND
PARKING, INCLUDING A 50% STATE DENSITY BONUS REQUEST WITH DEVELOPMENT WAIVERS
AND CONCESSIONS; AND A PROVISIONAL USE PERMIT TO ALLOW ROOFTOP AMENITIES ABOVE
THE THIRD FLOOR AT 334 SAN ANTONIO ROAD

WHEREAS, an application (Application No. PL-2021-130) was received from Mircea Voskerician, on behalf of 334 San Antonio LLC, for a Planned Community Permit and Development Review Permit to construct a new five-story mixed-use development with 62 residential units and 2,000 square feet of ground-floor commercial space above two levels of underground parking, including a 50% state density bonus request with development waivers and concessions; and Provisional Use Permit to allow rooftop amenities above the third floor on a 0.62-acre project site located at 334 San Antonio Road; and

WHEREAS, the Environmental Planning Commission held a duly noticed public hearing on September 21, 2022 on said application and recommended the City Council conditionally approve the Planned Community Permit, Development Review Permit, and Provisional Use Permit subject to the findings and conditions of approval attached hereto; and

WHEREAS, the City Council held a public hearing on October 25, 2022 on said application and received and considered all evidence presented at said hearing, including the recommendation from the Environmental Planning Commission, City Council report, project materials, testimony, and written materials submitted;

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

1. Planned Community Permit. The Planned Community Permit for a new five-story, mixed-use development with 62 residential units and 2,000 square feet of ground-floor commercial space above two levels of underground parking (with a State Density Bonus, concessions, and development waivers) is conditionally approved based upon the conditions contained in Exhibit A attached hereto and incorporated herein and upon the following findings pursuant to Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the San Antonio Precise Plan, with the exception of waivers/reductions of developments standards pursuant to the State Density Bonus Law, including a Provisional Use Permit proposal to allow

rooftop amenities above the third floor and a San Antonio Precise Plan-allowed request for the 2,000 square feet of ground-floor commercial area to be exempted from floor area ratio (FAR) calculations for the project. The project proposal is otherwise in substantial compliance with the intent of the applicable Precise Plan policies, standards, and guidelines by proposing transit-oriented residential development with ground-floor commercial in required active space area(s) and constructing SAPP-compliant streetscape improvements along the project street frontages;

b. The proposed use or development is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan as this designation accommodates mixed-use residential development at the proposed intensity of development and building heights, according to the provisions of the State Density Bonus Law, places new housing opportunities in close proximity to transit and commercial services, and includes streetscape improvements aimed at improving pedestrian and bicycle mobility in the project vicinity;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project will construct public improvements according to the streetscape design standards of the San Antonio Precise Plan, which improve pedestrian and bicycle conditions in the area over existing conditions, and the project will be required to comply with applicable health and safety codes, including, but not limited to, Building and Fire Codes applicable to all new construction;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the architectural design, with implementation of project conditions of approval, will use warm and interesting colors, materials, and design features that are compatible with surrounding residential and commercial development in the area, provides a mix of public and private open space amenities and commercial active use/business space, and includes other public improvements contributing to improved pedestrian and bicycle mobility in the area. The location and configuration of the building and garage access minimize conflicts with existing roadways and provide clear and direct access between the commercial and residential areas of the project and public frontages, respectively. The overall landscape design complies with City Water Conservation in Landscaping Regulations and will increase tree canopy on the site with a priority on new landscaping in planned gathering spaces and setback areas to provide for shade, privacy, and pedestrian comfort; and

e. The approval of the Planned Community Permit complies with the California Environmental Quality Act (CEQA) as an Initial Study of Environmental Significance was prepared per Sections 15162 and 15183 of the CEQA Guidelines, which documents that with implementation of the San Antonio Precise Plan standards and guidelines, Mountain View City Code requirements, standard City Conditions of Approval, State and Federal regulations and mitigation measures adopted with the San Antonio Precise Plan Final Environmental Impact Report (EIR), the proposed project would not result in any new or substantially more severe environmental impacts compared to those evaluated in the previously certified San Antonio

Precise Plan EIR and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final EIR, and no supplemental or subsequent environmental review is required.

2. Development Review Permit. The Development Review Permit for a new five-story, mixed-use development with 62 residential units and 2,000 square feet of ground-floor commercial space above two levels of underground parking (with a State Density Bonus, concessions, and development waivers) is conditionally approved based upon the conditions contained in Exhibit A attached hereto and incorporated herein and upon the following findings pursuant to 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 Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since the project complies with applicable San Antonio Precise Plan development standards with exceptions permitted via five waivers/reductions to development standards consistent with the State Density Bonus Law for building height, common open space, California Street frontage setback, frontage step-backs (above four stories), and retail-commercial space depth as well as a San Antonio Precise Plan exception to allow the 2,000 square foot commercial space to be exempt from FAR calculations for the project;

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, even with the State Density Bonus waivers/reductions to development standards, the project falls within the range of heights (up to five to seven stories) that occur in other San Antonio Precise Plan locations, and the project generally aims to meet the intent of design standards by reducing, but not eliminating, development standards, such as setback and step-backs. Additionally, the overall material and color palette utilizes high-quality materials and finishes, including the wood-siding/paneling and stucco materials and colors of residential building areas, which complement more traditional and contemporary residential materials in the broader neighborhood, and common commercial storefront materials, including more uniquely textured and/or brightly colored cementitious wall panels and public gathering spaces to enliven the pedestrian environment, per ground-floor active space objectives of the San Antonio Precise Plan;

c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, as public access easements will be provided and improvements constructed to improve pedestrian and bicyclist comfort through widened detached public sidewalks, expanded street tree planting, and widened California Street bike lane, and on-site pathways will provide direct access between buildings areas and public sidewalks as well as appropriate designed access to/from the underground garage;

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 replanting nine new street trees along the project's public street frontages,

prioritizing California native and low-water-using plant species (in compliance with the City's Water Conservation in Landscaping Ordinance) as a climate-sensitive means of providing durable landscaping, and by incorporating an attractive mix of special paving, planter, and other landscape materials to enhance pedestrian comfort and interest;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by improving pedestrian and bicycle mobility through widened detached public sidewalks and California Street bike lanes providing an efficient project, providing attractively landscaped pedestrian pathways and gathering spaces (including public and private amenity areas), incorporating efficient project parking through lower residential parking ratios permitted by the State Density Bonus Law and planning for residential guest use of required commercial parking spaces (after business hours), placing garage access off the lower-volume street frontage, and appropriately designed ingress/egress to limit vehicle and pedestrian conflicts; and

f. The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as an Initial Study of Environmental Significance was prepared per Sections 15162 and 15183 of the CEQA Guidelines, which documents that with implementation of the San Antonio Precise Plan standards and guidelines, Mountain View City Code requirements, standard City Conditions of Approval, State and Federal regulations and mitigation measures adopted with the San Antonio Precise Plan Final Environmental Impact Report (EIR), the proposed project would not result in any new or substantially more severe environmental impacts compared to those evaluated in the previously certified San Antonio Precise Plan EIR and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final EIR, and no supplemental or subsequent environmental review is required.

3. Density Bonus. The application for a density bonus is approved pursuant to the required findings of the listed necessary permits associated with the project and pursuant to the State Density Bonus Law based on the findings specified in Section 36.48.95 of the City Code as described in the following:

a. The project is a housing development that contains at least one of the features described in Section 65915(b) of the State Density Bonus Law to qualify for a density bonus, and all other eligibility requirements as described in Government Code Section 65915(c) have been met because the project provides 10 low-income units (comprising approximately 24.4% of the 41-unit base project), which will be affordable to low-income households earning up to 80% of Area Medium Income (AMI) in perpetuity;

b. The project has provided sufficient affordable units or otherwise meets the eligibility requirements for the density bonus as described in Section 65915(f) of the State Density Bonus Law because the project provides 10 low-income affordable units, which makes the project eligible for a 50% State Density Bonus. Pursuant to the City's Density Bonus Program Guidelines, the applicable density bonus is applied to the San Antonio Precise Plan and General Plan

permitted maximum FAR of 1.85, which provides enough bonus area for 21 bonus units to be added to the base project, for a total of 62 residential units;

c. The project meets the eligibility requirements for reduced parking ratios as described in Section 65915(b) of the State Density Bonus Law because the project site is located within one-half mile of a major transit stop (San Antonio Caltrain Station), as defined in Section 21155(b) of the Public Resources Code, and there is unobstructed access to the major transit stop. Therefore, the City may not require more than 0.5 parking space per residential unit, inclusive of parking for persons with a disability and residential guests;

d. [ORIGINAL PROJECT, BMR OPTION] The project meets the eligibility requirements for three concessions as described in Section 65915(d) of the State Density Bonus Law, and the concessions result in reduced costs to provide the affordable units because the difference between the cost of developing the units and the revenue from selling the affordable units is approximately \$6.6 million (“developer subsidy”) and the requested concessions would reduce the developer subsidy of these units by approximately \$3.84 million. The first concession would adjust the required mix of affordable housing units to include a greater percentage of one-bedroom versus two-bedroom units, which would reduce development costs by approximately \$2.3 million. The second concession would adjust the locations of the affordable housing units to a less-than-maximal distribution within the development, which would allow the developer to better capture revenue from larger units in better locations, resulting in a savings/reduction in costs of approximately \$700,000. The third concession would allow the developer to provide seven affordable units (four low-income units at 80% AMI and three moderate-income units at 120% AMI), resulting in a weighted average of approximately 97% AMI, in lieu of the 100% AMI weighted average required by the City’s BMR Ordinance. Complying with the weighted average requirement would require the developer to add or convert one of the existing project units to a moderate-rate unit, which would increase the developer cost to build the affordable units by at least \$615,000 and would make the project ineligible for the 50% State Density Bonus. The cumulative cost savings of \$3.84 million is less than the developer subsidy of \$6.6 million for the affordable units; and

d. [BMR OPTION 2] The project meets the eligibility requirements for three concessions as described in Section 65915(d) of the State Density Bonus Law, and the concessions result in reduced costs to provide the affordable units because the difference between the cost of developing the units and the revenue from selling the affordable units is approximately \$7.57 million (“developer subsidy”), and the requested concessions would reduce the developer subsidy of these units by approximately \$3.73 million. The first concession would adjust the required mix of affordable housing units to include a greater percentage of one-bedroom versus two-bedroom units, which would reduce development costs by approximately \$610,000. The second concession would adjust the affordable housing units to a less-than-representative dispersal (in regard to unit sizes and location) within the development, which would allow the developer to better capture revenue from market-rate sales of larger units in better locations, resulting in a savings/reduction in costs of approximately \$419,000. The final concession would adjust the required affordability levels for the project to allow the developer to provide

affordable units at 80% AMI, in lieu of providing units at two AMI levels between 80% to 120% AMI, with a 100% AMI weighted average as required by the City's BMR Ordinance for the seven BMR units that satisfy the City's 15% inclusionary standard. Complying with the affordability criteria would require the developer to convert existing market-rate or 80% AMI units to moderate-rate (120% AMI) units, which would increase the developer cost to build the affordable units by at least \$2.72 million and/or would make the project ineligible for the 50% State Density Bonus. The cumulative cost savings of approximately \$3.75 million is less than the developer subsidy of \$7.57 million for the affordable units; and

e. The development standard(s) requested to be waived would physically preclude the units or incentives/concessions provided in the project as described in Section 65915(e) of the State Density Bonus Law because strict adherence to each of the requested waivers/reductions of development standards reduce the size of the project in a manner that would not allow density bonus area to be built. The requested waivers/reductions in development standards include additional building height (up to five stories and 69' to 79' for the tallest effective parapets and rooftop projections, respectively), which provides for roughly 12,540 square feet of bonus building area; reduced common open space area from 175 square feet per unit to approximately 131 square feet per unit, which provides for roughly 2,725 square feet of bonus building area; reduced California Street setback from 24' to 19.5', which preserves roughly 615 square feet of bonus building area; reduced frontage (upper floor) step-back to allow 80% of the building's linear frontage (greater than four stories) to step back 8' in lieu of the required 10' step-back, which preserves roughly 100 square feet of bonus building area; reduced raised entry height for the residential unit facing California Street from a minimum of 2.5' to 9.6", which is not physically possible given other accessibility requirements; and reduced retail-commercial tenant space depth to allow an average depth of approximately 27' in lieu of the required 40' (minimum) depth, which provides for roughly 920 square feet of residential living space and property existing and circulation space (e.g., residential lobby and basement egress) to be built. Cumulatively, these waivers/reductions of development standards accommodate building area (roughly 25,000 square feet) that is equivalent to the total density bonus area for the project and are needed to construct the density bonus project.

4. Provisional Use Permit. The Provisional Use Permit to allow rooftop amenities above the third floor is conditionally approved based on the conditions contained in Exhibit A, attached hereto, and incorporated herein and the following findings made pursuant to Section 36.48.25 of the City Code:

a. The proposed use is conditionally permitted within the San Antonio Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code and the San Antonio Precise Plan for rooftop projections, landscaping, and other roof equipment requirements such as solar requirements of the City Reach Code;

b. The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan because the roof deck provides diverse open-space amenities for the residential development, and the use is accommodated within the land use designation;

c. The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity based on the roof deck being inset from all adjacent property lines and screened by other permitted rooftop improvements (e.g., required egress stairs/elevators, mechanical equipment, and solar panel areas), with no proposed amplified sound, in order to limit potential conflicts with existing/future residential neighbors;

d. Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Precise Plan in which it is to be located because the roof deck is integrated amongst other rooftop improvements (e.g., required egress stair/elevators, mechanical equipment, and solar panel areas), uses materials that complement the building architecture, maintains a similar site orientation to the ground-level common courtyard, and provides additional landscaping (including trees) that will be visible from off-site and adds to the visual character of the development; and

e. The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA) as an Initial Study of Environmental Significance was prepared per Sections 15162 and 15183 of the CEQA Guidelines, which documents that with implementation of the San Antonio Precise Plan standards and guidelines, Mountain View City Code requirements, standard City Conditions of Approval, State and Federal regulations and mitigation measures adopted with the San Antonio Precise Plan Final Environmental Impact Report (EIR), the proposed project would not result in any new or substantially more severe environmental impacts compared to those evaluated in the previously certified San Antonio Precise Plan EIR and Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final EIR, and no supplemental or subsequent environmental review is required.

BE IT FURTHER RESOLVED that the Planned Community Permit, Development Review Permit, Density Bonus Request, and Provisional Use 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.

TIME FOR JUDICIAL REVIEW

The time within which judicial review of this decision must be sought is governed by California Code of Civil Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

RS/6/RESO/803-10-25-22r-so

Exhibit: A. Conditions of Approval

**CONDITIONS OF APPROVAL
APPLICATION NO.: PL-2021-130
334 San Antonio Road**

The applicant is hereby notified, as part of this application, that the applicant is required to meet the following conditions in accordance with the Mountain View City Code and the State of California. Where approval by a City Department Director or Official 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 the applicant 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 five-story, mixed-use development with 62 residential condominium units and a 2,000 square foot ground-floor commercial unit above two levels of underground parking located on Assessor's Parcel No. 148-15-020. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project drawings prepared by SDG Architects, Inc., date stamped July 28, 2022.
- b. Color and materials board prepared by SDG Architects, Inc., date stamped April 13, 2022.
- c. Arborist Report prepared by Kielty Arborist Services LLC date stamped August 15, 2022.
- d. Transportation Demand Management Program prepared by Hexagon Transportation Consultants, Inc., date stamped July 6, 2022.
- e. [Original Project] Density Bonus Request Letter prepared by Mircea Voskerician, date stamped September 12, 2022.
[BMR Option 2] Density Bonus Request Letter prepared by Mircea Voskerician, date stamped September 30, 2022, including floor plans as to proposed BMR unit locations (modifying approved project drawings).
- f. Public Benefits Proposal prepared by Mircea Voskerician, date stamped September 1, 2022.
- g. An Initial Study of Environmental Significance entitled 334 San Antonio Road Mixed-Use Project Environmental Checklist, dated September 2022.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

- 1. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
- 2. **PERMIT EXTENSION:** Zoning permits may be extended for up to two years after an Administrative Zoning public hearing, in compliance with procedures described in Chapter 36 of the City Code. An application for extension must be filed with the Planning Division, including appropriate fees, prior to the original expiration date of the permit(s).
- 3. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.

PERMIT SUBMITTAL REQUIREMENTS

4. **FLOOR AREA EXEMPTION:** This project includes 2,000 square feet of floor area dedicated for use by a qualifying business, such as a nonprofit organization, other cultural/public service providers, or an existing small/neighborhood-serving retail business in Mountain View, which would relocate to this project due to other development activity in the City, in accordance with the criteria in the San Antonio Precise Plan. Per the Precise Plan, the area dedicated within a new development project for the use listed above is exempt from the permitted gross floor area ratio of the project (or site). An appropriate legal agreement shall be recorded on the property, in a form approved by the City Attorney, to identify the approved gross floor area exemption and use of the space for a qualified business or organization prior to issuance of any building permit.
5. **AIR QUALITY:** The applicant is 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.
6. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
7. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
8. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
9. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
10. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas which are exempt from FAR.
11. **PAINT COLOR-CODING:** At submittal of building plan check, provide color-coded elevations of each side of the building(s) detailing the location of all paint and stain colors, manufacturer, and color names.
12. **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 during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. 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 build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.
13. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit submittal. 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 Fire Department (Fire and Environmental Protection Division); 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 a site toxics mitigation plan has been approved.

14. **REMEDIATION:** The applicant shall work with City staff, the necessary oversight agency (e.g., the U.S. Environmental Protection Agency, the State Department of Toxic Substances Control, State Regional Water Quality Control Board, County of Santa Clara Department of Environmental Health, etc.), and responsible parties, if necessary, to address any site remediation or building design/construction requirements to ensure appropriate on-site improvements are in accordance with the oversight agency standard practice; local, State, and Federal regulations; and City Code requirements. Design of remediation equipment, equipment placement, or remediation activities will need to be reviewed by the City, the necessary oversight agency and/or responsible parties, and may require approval by all reviewing parties. Prior to the issuance of any building or fire permits, the applicant shall either: (a) submit written proof of an approval from the oversight agency of remediation activity and/or building and site design as deemed consistent with the remediation activity; or (b) provide written proof the work is not subject to approval from an oversight agency. A Certificate of Occupancy cannot be issued until final inspections have been completed by the City and the oversight agency, if required.
15. **SOIL MANAGEMENT PLAN:** Prepare a soil, soil vapor, and groundwater management plan for review and approval by the Santa Clara County Department of Environmental Health (SCCDEH). Proof of approval or actions for site work required by the SCCDEH must be provided to the Building Inspection Division prior to issuance of any demolition or building permits.
16. **VAPOR BARRIER:** A vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. The vapor barrier design shall be equivalent to those required for sites with known concerns in Mountain View that are also exposed to groundwater. Specifications for the vapor barrier included in the Site Management Plan shall include thickness, type, durability, and diffusion rates for VOCs of concern. The specifications shall also describe the effectiveness of the liner over the life of the building.
17. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at www.mountainview.gov/planningforms.
18. **EXISTING SIGNAGE:** All existing signs shall be removed, and a new sign application shall be submitted in compliance with Chapter 36, Article XII, of the City Code.

OPERATIONS

19. **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.
20. **LIVE ENTERTAINMENT HOURS:** Live entertainment is not permitted on the site without approval of a separate Provisional Use Permit and Live Entertainment Permit. Live entertainment includes, but is not limited to, music or performances over amplified speakers, live musician or artisan performances, and deejay or playlist music. For one-time special events which are not part of a regular program of entertainment, the applicant may apply for a Temporary Use Permit, subject to Zoning Administrator and other City official approvals (e.g., Police Chief, Fire Chief), no less than 30 days prior to any special event(s).
21. **PARKING MANAGEMENT PLAN:** Prior to building permit issuance, the applicant shall develop a parking management plan describing parking allocation for residents, guests, and/or commercial uses on the project site, including the shared use of commercial parking spaces by residential guests after business hours, subject to administrative approval by the Zoning Administrator prior to building permit issuance.
22. **ROOF DECK OPERATION:** The approved hours of operation for the rooftop common area shall be limited to 9:00 a.m. to 9:00 p.m. (or a time frame established by the project Covenants, Conditions, and Restrictions (CC&Rs), whichever is more restrictive). No amplified sound, including, but not limited to, music, is allowed at any time. In the event 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.

SITE DEVELOPMENT AND BUILDING DESIGN

23. **BUILDING DESIGN/PLAN MODIFICATIONS:** Based on direction from the Development Review Committee (DRC), modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details prior to issuance of a building permit and shown on building permit drawings. The following modifications are subject to review and approval by the Zoning Administrator to confirm compliance with the DRC's recommendation(s):
 - a. **Parklex Prodema Specification.** Work with staff to finalize the proposed Parklex Prodema specifications prior to building permit issuance or mock-up construction, whichever comes first, to approximately match the approved elevation appearance with one warm-toned darker brown wood color and one lighter wood color.
 - b. **California Street Unit Entry Patio.** Work with staff to refine the design of the ground-level unit entry facing California Street (i.e., gate, fence, and awning) to provide a strong residential entry presence, provide for reasonable patio privacy, and complement the proportions, materials, and detailing of adjacent site areas and building features.
 - c. **California Street Utility Screening.** Work with staff on the design of the screening fences and landscaping for aboveground utility equipment along California Street to more fully screen the equipment and better integrate with the site areas and building/unit entry features located immediately adjacent to the utility area.
 - d. **Tree Canopy and Landscape Buffers (South).** Work with staff to refine the proposed project tree list to incorporate a larger canopy tree in the central courtyard and ensure selected shrub plant species/cultivars along the southerly property line are tall enough to provide a tree-like presence/screening effect.
 - e. **Garage Roof Planters.** Work with staff to better coordinate and integrate the planter layout/design with the overhanging cornice on the open sides of the garage ramp and the adjacent balcony/other features visible from the California Street frontage.
24. **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 and/or excavation permits.
25. **PUBLICLY ACCESSIBLE OPEN SPACE/FACILITIES:** This project includes privately owned open space, improvements, and/or other facilities which shall be publicly accessible and include the main corner plaza, walkways, seating, and bicycle improvements, as well as retail-commercial parking spaces in the subterranean garage and elevator/stair access between the parking spaces and building exterior. 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.
26. **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.
27. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trim. Details of the specific placement, utilization, and finish of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
28. **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.

29. **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.
30. **RECESSED WINDOWS:** All windows shall be recessed from the face of the building a minimum of four inches (4”).
31. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted.
32. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance and purchase of the finish materials, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include all exterior building wall materials, window trim/awning and railing details, paint samples, and landscape material samples (such as fencing, planters, and benches). Proposed materials and paint colors should be situated next to each other on the mock-up in a manner that reflects their use on the proposed building for purposes of inspection. The materials and color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
33. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
34. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
35. **FENCE(S)/WALL(S):** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed 7’ in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Zoning Administrator and comply with all setback and traffic visibility area requirements.
36. **PLAY STRUCTURE:** Provisions for a children’s play structure shall be included on the landscape plans to be approved by the Zoning Administrator and installed prior to any occupancy. The provision of such facilities and their location must be included in sales information to prospective purchasers.
37. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped with 4” wide stripes. Double stripes shall be 18” apart, from outside edge to outside edge of the stripes, or 10” from inside edge to inside edge of the stripes. The 8-1/2’ parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7’. For parallel parking spaces, only single-striped or tic-mark is required between spaces. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24’.
38. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings with updates to address rooftop deck lighting requirements and replace proposed 12’ pole lights with bollard lights (in the north and south setback areas, respectively). This plan should include photometric contours, manufacturer’s specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
39. **ROOFTOP DECK LIGHTING:** Proposed lighting fixtures on the rooftop decks and courtyards shall not be visible from ground level on adjacent public streets. Any string lighting shall be designed to include shades to avoid light spillover and be screened so they are not visible from off-site. Limited pedestrian-scale/building-mounted lighting along pathways may be permitted subject to review and approval of photometric lighting plan submitted as part of the building permit drawings.
40. **BIKE PARKING FACILITIES:** The applicant shall provide the following bike parking on the project site, which must be shown on building permit drawings:

- a. Short-term bike parking for visitors, including a minimum of seven spaces total. These spaces shall be provided as bike racks which 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 it is infeasible. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault and must include clear and visible signage leading to public bicycle parking if not visible from a street or public path.
 - b. Long-term bike parking for employees/residents at one bike space per residential unit plus one bike space for the commercial tenant space (for a total of 63 long-term bike parking spaces). These spaces shall be in a secure location to protect against theft and may include, but are not limited to, bike lockers, enclosed cages, or other restricted interior areas. Any area used for long-term bike parking shall not be included in zoning calculations for floor area or building coverage.
 - c. One bicycle repair station shall be located on-site at grade-level. Specifications, location, and details shall be included on drawings submitted for building permit review.
41. **VISITOR PARKING:** The project includes 20 total visitor parking spaces for the retail/commercial unit, of which 10 are proposed to provide shared guest parking for the residential units (after hours). The final location of all visitor parking shall be shown on building permit plans and include appropriate signage and/or pavement markings subject to review and approval by the Zoning Administrator. All visitor parking must be outside of any secured gates or fencing to be accessible at all times.

GREEN BUILDING

42. **GREEN BUILDING—MIXED-USE:** The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of 120 GreenPoint Rated points, for the residential portion of the project and meet the intent of LEED Certified™ for the nonresidential portion of the project. All mandatory prerequisite points and minimum point totals per category to attain GreenPoint Rated status or LEED Certified™ status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through Build It Green or U.S. Green Building Council is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.
43. **GREEN BUILDING—TENANT IMPROVEMENTS:** All nonresidential tenant improvements, including building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above, must meet the mandatory measures of the California Green Building Standards Code and Title 24, Part 6.

TREES AND LANDSCAPING

44. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-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), and include at least 75% California native plants. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
45. **LANDSCAPE 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.
46. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees. 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 submitted for building permit review. New street trees shall be planted in

accordance with Detail F-1 of the Public Works 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. Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

47. **STREET TREE FORM:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division or online at www.mountainview.gov/planningforms. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Inspection Division with building permit submittal.
48. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain off-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain-link fencing around the dripline to protect these trees. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
49. **SCREEN TREES:** The applicant shall revise the landscape plan to incorporate trees and/or tall shrubs with dense canopies along the south property line. The trees are necessary to screen views of and provide privacy for/toward adjoining properties.
50. **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.
51. **TREE REMOVALS:** Permits to remove, relocate, or otherwise alter street trees cannot be implemented until a project building permit for new construction is secured and the project is pursued.
52. **REPLACEMENT TREES:** The applicant shall offset the loss of each street tree with one replacement tree, for a total of three replacement trees along with street trees planted to fill gaps in the streetscape plantings. Each replacement tree shall be no smaller than a 36" box and shall be noted on the landscape plan as street replacement trees.

NOISE

53. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
54. **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.
55. **SITE-SPECIFIC BUILDING ACOUSTICAL ANALYSIS:** A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A)_{L_{dn}} or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant's discretion to control noise. Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented

as recommended by the qualified acoustical consultant to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.

TRANSPORTATION PROGRAMS AND IMPROVEMENTS

56. **TRANSPORTATION DEMAND MANAGEMENT (TDM) PROGRAM:** The property owner, property manager(s), and homeowners association (HOA) or their representative(s) (collectively, “the owners”) are required to maintain a TDM program which provides commute and transportation alternatives to employees/residents of the project for the life of the project. The TDM program measures shall be formally accepted by the property owners 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. The mandatory TDM measures for the project include:
- a. Join and maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.
 - b. Provide and maintain maximum vehicle parking and minimum bike parking as approved in the project.
 - c. Provide monetary incentives for alternative mode of travel, such as subsidized transit passes, meeting at least the minimum requirements of the San Antonio Precise Plan and the TDM Program approved with the project.
 - d. Provide local transportation information to all residents and employees through a website, leasing office, and/or initial sale information.
 - e. Support Safe Routes to Schools programs, including facilitating parent gatherings and coordination of walking, school buses, and/or bike trains.
57. **TRANSPORTATION DEMAND MANAGEMENT (TDM) MONITORING:** The property owner(s), or their representative, 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 an eight percent (8%) peak-hour vehicle trip reduction, resulting in 22 a.m. peak-hour trips and 28 p.m. peak-hour trips, by employees and residents within the project. The TDM report shall be prepared by an independent consultant and paid for by the property owner(s) or their representative; the consultant shall work with the property’s TDM coordinator. The TDM report will include a determination of historical employee and resident commute methods, which shall be informed by surveying all employees and residents working and living on the project site and through driveway traffic counts. All nonresponses to the employee and resident commute survey will be counted as a drive-alone trip. The driveway traffic counts shall be prepared and provided by an independent, licensed consultant and paid for by the property owner(s) or tenant. The driveway counts and resulting data shall be included in the TDM report provided to the City.
- a. **TDM Reporting:** The initial TDM report for the project will be submitted on December 1, or the following business day thereafter if a weekend, one year after the granting of the Certificate of Occupancy for the residential portion of the project. Subsequent reports will be collected annually on December 1.
 - b. **Report Requirements:** The TDM report shall either: (1) state that the project has achieved eight percent (8%) peak-hour vehicle trip reduction or higher, providing supporting statistics and analysis to establish attainment of the goal; or (2) state that the project has not achieved the eight percent (8%) peak-hour vehicle trip reduction, 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 required for the project.
58. **TMA MEMBERSHIP:** The property owner or their representatives shall maintain ongoing membership in the Mountain View Transportation Management Association (MVTMA) for the life of the project.

CC&RS AND DISCLOSURES

59. **CC&Rs:** One electronic PDF 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 provide a completed CC&R checklist at submittal along with associated review fee made payable to the City of Mountain View. The checklist can be obtained by contacting the project planner or by email inquiry to planning.division@mountainview.gov.
60. **MASTER PLAN:** The applicant shall prepare a master plan which establishes rules for modifications or additions of any building structures at this site, including fences, trellises, sunshades, and accessory buildings as well as modifications to principal buildings. These rules shall be consistent with the provisions of the San Antonio Precise Plan and shall be approved by the Zoning Administrator. The CC&Rs shall specifically state that the master plan establishes the rules for additions/modifications to the complex and that changes to the master plan require approval by the Zoning Administrator. Copies of the master plan shall accompany the CC&Rs to be submitted to the Planning Division for review and approval.
61. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the CC&Rs for the complex shall clearly state that this project is complete as built and that no further expansions to the building structures are permitted without Planning Division approval. Any revisions to the project would require a separate application to the City by the homeowners association and would need to establish rules for all units in the complex.
62. **NOTICE OF DEVELOPMENT RESTRICTIONS:** A Notice of Development Restrictions indicating the related development permit conditions that are to be completed with the development of the property is required for all planned developments and common-interest developments. The notice shall be prepared by the Planning Division and City Attorney's Office and shall be signed and notarized by the subdivider. The approved and executed Notice of Development Restrictions must be recorded on the land of the subdivision before the approval of the final map.

AGREEMENTS AND FEES

63. **PUBLIC BENEFIT CONTRIBUTION:** In compliance with the San Antonio Precise Plan, the applicant is required to provide public benefits in exchange for additional development intensity and to advance the goals and policies of the San Antonio Precise Plan. The applicant proposes to provide a public benefit in the form of a monetary contribution for net new square feet above the base FAR of 1.35 (excluding State Density Bonus square footage) for an estimated total contribution of \$340,399, based on the public benefit value currently in effect and subject to annual increases in accordance with the adopted Council resolution. Public benefit contribution payment to the City of Mountain View must be provided prior to issuance of any grading or building permit.

CONSTRUCTION ACTIVITIES

64. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase.
65. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
66. **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.

67. **DISTURBANCE COORDINATOR:** The applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
68. **HEALTH AND SAFETY MEASURES:** The permittee/contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other State and Federal requirements.
69. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.
70. **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.
71. **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 their authority, the Coroner 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.
72. **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.

73. **INDOOR FORMALDEHYDE REDUCTIONS:** If the project utilizes composite wood materials (e.g., hardwood plywood, medium density fiberboard, particleboard) for interior finishes, then only composite wood materials that are made with CARB approved, no-added formaldehyde (NAF) resins, or ultra-low emitting formaldehyde (ULEF) resins shall be utilized (CARB, Airborne Toxic Control Measure to Reduce Formaldehyde Emissions from Composite Wood Products, 17 CCR Section 93120, *et seq.*, 2009-2013).
74. **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 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.

MITIGATION MEASURES

75. **MITIGATION CERTIFICATION:** Prior to occupancy of any structure or establishment of any use, the applicant and/or their consultant(s) shall inspect the site and shall certify, in writing, that all mitigation measures listed in their findings report have been correctly implemented.
76. **EXISTING PRECISE PLAN MITIGATION MEASURES:** All mitigation measures identified in the San Antonio Precise Plan Environmental Impact Report (EIR) apply to this project and must be addressed during building permit submittal and construction. Some of these mitigation measures may be superseded by more stringent City standards, code requirements, or with more detailed measures incorporated into the project's environmental analysis. The applicant must note how the applicant has addressed each mitigation measure to the satisfaction of the Zoning Administrator prior to building permit issuance.

Neighborhoods and Housing Division—650-903-6379 or neighborhoods@mountainview.gov

77. **BMR OWNERSHIP, PROVIDING UNITS [ORIGINAL PROJECT]:** Prior to issuance of the first building permit for the project, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide at least 15% of the total base density number of dwelling units within the development as Below-Market-Rate (BMR) units consistent with Chapter 36, Article XIII, Divisions 1 and 2, of the City Code, the Below-Market-Rate Housing Program Administrative Guidelines and Directives, and the Project Data sheet included with the Project Drawings by SDG Architects, Inc., dated July 28, 2022 (as to the BMR units provided and applicable concessions).

BMR OWNERSHIP, PROVIDING UNITS [BMR OPTION 2]: Prior to issuance of the first building permit for the project, the applicant shall enter into a recorded agreement with the City that will require the applicant to provide at least 15% of the total base density number of dwelling units within the development as Below-Market-Rate (BMR) units consistent with Chapter 36, Article XIII, Divisions 1 and 2, of the City Code, the Below-Market-Rate Housing Program Administrative Guidelines and

[Directives, and the Density Bonus Request Letter by Mircea Voskerician, dated September 30, 2022 \(with floor plans showing revised "Option 2" BMR units provided and applicable concessions\).](#)

78. **BMR, PROCESS:** Prior to the first building permit submittal, the applicant shall contact the Housing and Neighborhood Services Division at 650-903-6379 to begin preparation of a BMR agreement for the project. The applicant shall submit the following information: (a) a copy of the Findings Report or Conditions of Approval; (b) a legal description of the property; (c) a plan indicating the location, size, and phasing of BMR units; and (d) additional information as requested by the Housing and Neighborhood Services Division. The BMR agreement must be recorded prior to building permit issuance.
79. **DENSITY BONUS, AFFORDABLE HOUSING UNITS:** Under provisions of the State Density Bonus Law, including the City's Density Bonus Ordinance, the applicant shall construct 10 affordable housing units, affordable to low-income households (earning up to 80% of Average Median Income (AMI)). The applicant shall enter into an agreement with the City consistent with Density Bonus Law to provide these on-site affordable housing units, which shall be executed and recorded prior to issuance of the first building permit for the project.
80. **DENSITY BONUS, OWNERSHIP UNITS SALES PRICE:** Under State Density Bonus Law, for-sale affordable units must be sold at costs as defined in the Health and Safety Code (HSC) Section 50052.5, based on "housing costs" defined in the California Code of Regulations, Title 25, Section 6920.
81. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes construction of 2,000 square feet of commercial area and demolition of 1,849 square feet of commercial area, resulting in 151 square feet of net new commercial floor area.
82. **HOA RESERVE FUND:** In order for the affordable units to count toward the project's 15% BMR unit requirements and density bonus eligibility (the BMR units and density bonus units are referred to collectively in this condition as the "Affordable Units"), and to maintain affordability levels, the applicant shall establish a homeowners association (HOA) reserve fund for the Affordable Units set for sale to households with income levels below 80% AMI, consistent with Chapter 36, Article XIII, Divisions 1 and 2, of the City Code; the Below-Market-Rate Housing Program Administrative Guidelines and Directives; and the City's Density Bonus Ordinance and Guidelines. This fund is a designated set-aside to help low-income owners fully pay for special assessments and future HOA fee increases to ensure housing costs do not exceed 30% of the households income over the life of the mortgage for each unit. The City currently estimates \$170,000 will need to be deposited in the reserve fund for the 10 low-income affordable units (the estimated per unit and total amount is subject to change based on the final purchase price of the units). The reserve fund shall be identified and its purpose described in the CC&Rs for the project, and the reserve fund shall be established in a form approved by the City prior to the issuance of the first building permit.

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

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

83. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon building permit submittal. Current codes are the 2019 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CALEnergy (in conjunction with the City of Mountain View Amendments), and the Mountain View Green Building Code (MVGBC).

84. **ACCESSIBILITY REQUIREMENTS:**
- **CHAPTER 11A:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11A.
 - **CHAPTER 11B:** Project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
 - **PARKING (CHAPTER 11A):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11A.
 - **PARKING (CHAPTER 11B):** Project will be required to comply with the accessible parking requirements in the CBC, Chapter 11B.
 - **GUEST PARKING:** At least 5% of the guest parking spaces are required to be accessible per the CBC, Chapter 11A, Section 1109A.5.
 - **ASSIGNED PARKING:** At least 2% of the assigned parking spaces are required to be accessible per the CBC, Chapter 11A, Section 1109A.4.
85. **PLUMBING:** Project will be subject to the submetering requirements per SB 7 (Housing: Water Meters for Multi-Unit Structures).
86. **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).
87. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial space(s) will be required to obtain a separate building permit(s).
88. **TYPE OF CONSTRUCTION:** Provide type of proposed construction per Chapter 6 of the CBC.
89. **ACCESSIBLE MEANS OF EGRESS:** Site must meet accessible means of egress per the CBC, Section 1009.
90. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of the CBC, Section 907.5.
91. **FIRE PROTECTION (PROJECTIONS):** Overhangs and other projections will not be permitted to cross property lines, including any property lines between units.
92. **FIRE SPRINKLERS:** An automatic sprinkler system shall be installed for structures identified with Group R occupancy per the CBC, Section 903.2.8.
93. **FIRE WALLS:** Provide the required Fire Wall Resistance Ratings per CBC Table 706.4c, as amended in MVCC Section 8.10.24.
94. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Visit the City of Mountain View Fire and Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.
95. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for proposed project per the CBC, Chapter 3.
96. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
97. **OCCUPANT LOAD/EXIT DISCHARGE:** Provide detailed occupant load and exit discharge plans for each occupied area per requirements of the CBC, Sections 1004 and 1028.

98. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Provide sufficient information at the time of building plan submittal of how pedestrians will be protected from construction activity per the CBC, Section 3306.
99. **EV PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):** Parking shall comply with 15% EV2 installed and Level 3/DC fast charger for every 100 spaces per Table 101.10, as amended in MVCC Section 8.20.9, Subsection 101.10.1.1.3.c.
100. **EV PARKING REQUIREMENTS FOR MIXED-USE DEVELOPMENT (NEW CONSTRUCTION):** Parking shall comply and meet the requirements applicable to each primary occupancy in accordance with Table 101.10 and Table A5.106.5.3.2, as amended in MVCC Section 8.20.13, Subsection 101.10.1.3.
101. **ELECTRIC REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):** Natural gas is prohibited. The following list of items shall be electric installation: space-conditioned equipment, clothes dryers, cooking appliances, fireplaces, and/or fire pits. Water-heating systems and equipment shall be electric or solar as amended in MVCC Section 8.20.9, Subsections 101.10.1.1.3.e through h.
102. **ELECTRIC REQUIREMENTS FOR NONRESIDENTIAL (NEW CONSTRUCTION):** Natural gas is prohibited. The following list of items shall be electric installation: space-conditioned equipment, clothes dryers, cooking appliances, fireplaces, and/or fire pits. Exceptions to install a gas-fueled cooking appliance apply. Water-heating systems and equipment shall be electric or solar as amended in MVCC Section 8.20.12, Subsections 101.10.1.2.f through j.
103. **PHOTOVOLTAIC SYSTEM FOR MULTI-FAMILY RESIDENTIAL (NEW CONSTRUCTION):** Photovoltaic (PV) shall be installed on 50% of roof area as amended in MVCC Section 8.20.9, Subsections 101.10.1.1.3.e through h.
104. **PLAYGROUND EQUIPMENT:** A building permit will be required for all playground equipment in the common area(s). Third-party inspection by a certified playground safety inspector is required before final building inspection.
105. **SURVEY:** A survey will be required to be completed to verify structure placement.
106. **SCHOOL IMPACT FEE:** Project is subject to school impact fees. To obtain information, fee estimates, and procedures, please contact the following local school districts: Mountain View Los Altos High School District at www.mvla.net or 650-940-4650; *and* Mountain View Whisman School District at www.mvwsd.org or 650-526-3500; or Los Altos Elementary School District at www.lasdschools.org or 650-947-1150.
107. **ALTERNATE MATERIALS METHODS REQUEST (AMMR):** Any AMMR(s) is required to be formally submitted with the initial building permit to the Building Inspection Division. AMMRs will be reviewed by the Chief Building Official during the building plan check process. Approvals of AMMRs are not processed or provided prior to submittal to the Building Inspection Division.
108. **DEMOLITION PERMIT(S):** Demolition permit(s) are issued under a separate permit application. Visit the City of Mountain View Building and Fire Division online at www.mountainview.gov/building or contact by phone at 650-903-6313 to obtain information and submittal requirements.
109. **ALLOWABLE AREA FACTOR:** Project shall comply with the requirements per the CBC, Chapter 5.
110. **FIRE-RESISTANCE RATING:** Project shall comply with the requirements per the CBC, Chapter 6 (Table 602), Fire-Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance.
111. **MAXIMUM AREA OF EXTERIOR WALL OPENINGS:** Project shall comply with the requirements per the CBC, Chapter 7 (Table 705.8).
112. **MEANS OF EGRESS:** Project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.

- 113. **EMERGENCY ESCAPE AND RESCUE:** Project shall comply with the egress window requirements per the CBC, Section 1030.
- 114. **MVGBC CALGREEN:** Project shall comply with the CALGreen checklist requirements by the City of Mountain View.
- 115. **PLUMBING FIXTURES:** Project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
- 116. **BUILDING UTILITIES:** Utilities (gas, electrical, etc.) shall comply with PG&E Green Book requirements.
- 117. **FIRE ACCESS LANE(S):** Site must meet/maintain the existing fire access lane(s) at all times.
- 118. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
- 119. **SERVICE DISCONNECT:** The service-disconnecting means shall have a rating of not less than 125 amperes, as amended in MVCC Section 8.51.D.
- 120. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
- 121. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the MVCC and/or suspension of building permits.

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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

- 122. **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. Shop-quality drawings shall be submitted electronically 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. Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit www.mountainview.gov/firerequirements. (City Code Sections 14.10.27 and 14.10.28 and California Fire Code Section 903.)
- 123. **STANDPIPE SYSTEM:** Provide a Class I standpipe system. (City Code Sections 14.10.29, 14.10.30, 14.10.31, and 14.10.32 and California Fire Code Section 905.)
- 124. **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.)
- 125. **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.
- 126. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustible construction with 150' of hose. Installation shall be complete and the system shall be

tested prior to the start of combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Shop-quality drawings shall be submitted electronically for review and approval. (NFPA 24 (2016 Edition) and Mountain View Fire Department requirements.)

127. **FIRE EXTINGUISHERS:** Install one 2-A:10-B:C fire extinguisher for every 50'/75' of travel or every 3,000 square feet. Fire extinguisher locations shall be indicated on the architectural floor plans. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 906.)
128. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Shop-quality drawings shall be submitted electronically 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. Contact the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 907, and City Code, Section 14.10.33.)
129. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 907.2.10.)
130. **CARBON MONOXIDE ALARMS:** All residential occupancies shall be provided with carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 915.)

FIRE DEPARTMENT ACCESS

131. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 506.)
132. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Contact the Building Inspection Division at 650-903-6313 for instructions. The keyswitch shall be installed in an approved location (typically main entrance lobby) and shall deactivate any electronically controlled egress/access control doors/card readers, if installed.
133. **FIRE APPARATUS ACCESS ROADS:** Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code, Section 503, and City Code, Sections 14.10.14, 14.10.15, and 14.10.16.)
134. **FIRE APPARATUS TURNAROUNDS:** Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Contact the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)
135. **FIRE LANE MARKING:** "NO PARKING—FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words "NO PARKING—FIRE LANE" stenciled in white on the top and side of the curb. Contact the Building Inspection Division at 650-903-6313 for specifications and application or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 503.)
136. **ALL-WEATHER FIRE APPARATUS ACCESS ROADS:** Prior to combustible construction, an all-weather access road capable of supporting emergency vehicles (70,000 pounds) shall be constructed to allow access within 150' of every portion of the project. Access roads shall have 13'6" overhead clearance, 20' of unobstructed width, and 21' inside turning radius. (California Fire Code, Section 503.)

137. **STRETCHER REQUIREMENTS:** In all structures with one or more passenger service elevators, 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 3002.4a.)

EGRESS AND FIRE SAFETY

138. **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.)
139. **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.)
140. **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.)
141. **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.)
142. **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.)
143. **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.
144. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.9.)
145. **ON-SITE DRAWINGS:** Submit PDF (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.
146. **STAIRWAY IDENTIFICATION SIGNS:** For stairs connecting three (3) 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.)
147. **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.)

HAZARDOUS CONDITIONS

148. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1206.

EXTERIOR IMPROVEMENTS

149. **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. Contact the Building Inspection Division at 650-903-6313 for specifications or visit www.mountainview.gov/firerequirements. (California Fire Code, Section 304.3.)
150. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (City Code, Section 14.10.18.)

OTHER

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

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

OWNERSHIP AND PROPERTY

152. **PRELIMINARY TITLE REPORT:** At 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(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved to the Public Works Department. The title report shall be dated within six months of the initial improvement plan submittal and include all easements and agreements referenced in the title report. This information is required for the preparation of Public Works agreements and documents.
153. **SUBDIVISION:** The project site is a subdivision of an existing parcel(s). Any combination or division of land for sale, lease, or financing purposes 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 City Council agenda, all related materials must be completed and approved a minimum of 40 calendar days prior to the Council meeting date.

RIGHTS-OF-WAY

154. **PEDESTRIAN ACCESS EASEMENT (SIDEWALKS):** Dedicate a pedestrian access easement to encompass the sidewalk and ramps, including their landing platforms along San Antonio Road and California Street frontages, as required by the Public Works Director.
155. **FRONTAGE PUBLIC UTILITY EASEMENT DEDICATION:** Dedicate a 5' wide public utility easement (PUE) along the project street frontages along California Street and San Antonio Road for such use as sanitary sewer, water, storm drains, and other public utilities, including gas, electric, and telecommunication facilities, as required by the Public Works Director. The property owner or homeowners association shall maintain the surface improvements over the easement and must not modify or obstruct the easement area in a manner contrary to the intent of the easement. The dedication statement shall specify the PUE shall be kept free and clear of buildings and other permanent structures/facilities, including, but not limited to, the following: garages, sheds, carports, and storage structures; balconies and porches; retaining walls; C.3 bioretention systems; and private utility lines running longitudinally within the PUE. Exceptions to these PUE requirements may be considered by the Public Works Director in conjunction with the review and approval of the off-site improvement plans and building permit plans for the project.

FEES AND PARK LAND

156. **MAP PLAN CHECK FEE:** Prior to issuance of any building permits and prior to approval of the final map, as applicable, 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 shall be paid at the time of initial map plan check submittal per the adopted fee in effect at time of payment.
157. **PLAN CHECK AND INSPECTION FEE:** Prior to issuance of any building permits and prior to approval of the final 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.
158. **TRANSPORTATION IMPACT FEE:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the transportation impact fee for the development. Residential category fees are based on the number of units. Retail, Service, Office, R&D, and Industrial category fees are based on the square footage of the development. Credit is given for the existing site use(s), as applicable.
159. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the final map, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. Separate capacity charges apply for different types of residential categories to reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size, building area, and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.
160. **PARK LAND DEDICATION FEE:** Prior to the issuance of any building permits and prior to the approval of the final map, the applicant shall pay the Park Land Dedication Fee of \$57,000 for each net new market-rate residential unit with a project total fee of \$2,793,000, based on a land valuation of \$9,500,000 per acre in accordance with Chapter 41 of the City Code. No credit against the Park Land Dedication Fee is allowed for private open space and recreational facilities.

STREET IMPROVEMENTS

161. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public and private common improvements for the subdivision and as required by Chapters 27 and 28 of the City Code. The public improvement(s) include, but are not limited to, new sidewalk, curb and gutter, and half-street overlay along San Antonio Road and California Street; new Americans with Disabilities Act (ADA) compliant driveway; two (2) new ADA-compliant curb ramps; new domestic, fire, and irrigation water services, meters, and apparatus; new storm drain connection; new sanitary sewer connections; undergrounding of all existing overhead services and joint poles; streetlights; and trees and landscaping.
- a. **Improvement Agreement:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the issuance of the building permit or approval of the final map.
- b. **Bonds/Securities:** Sign a Public Works Department faithful performance bond (100%) and materials/labor bond (100%), or provide a cash deposit (100%), or provide a letter of credit (150%) 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 at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the

Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.

- c. **Insurance:** Provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement prior to the issuance of the building permit or approval of the final 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, One Million Dollars (\$1,000,000) Pollution Legal Liability Insurance, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.
162. **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 impact 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, 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 final map. All required materials shall be submitted electronically (i.e., flattened PDFs). 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 a CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit or approval of the final map. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
 163. **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). A completed Traffic Control Checklist shall be included with each traffic control plan submittal.
 164. **INFRASTRUCTURE QUANTITIES:** Upon submittal of the initial building permit and improvement plans, submit a construction cost estimate indicating the quantities of 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.
 165. **EXCAVATION PERMIT:** Upon submittal of the initial building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Public Works Department website: www.mountainview.gov/landdevelopment. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
 166. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or street easement.

167. **ENCROACHMENT AGREEMENT FOR EASEMENTS OR RIGHT-OF-WAY:** At the sole discretion of the Public Works Director, nonstandard private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, retaining walls, and toe slopes which prevent or limit the intended use of sidewalk and public utility easements require a separate Encroachment Agreement to be signed by the property owner(s). The Encroachment Agreement shall be prepared and executed prior to issuance of the building permit.
168. **TIE-BACK ENCROACHMENTS:** Temporary tiebacks or earthen nails for construction purposes require a separate Encroachment Agreement, plat and legal description, and bond (100%) or letter of credit (100%), or cash security (100%) securing the installation and warranty of the temporary tiebacks. The Encroachment Agreement shall be prepared and executed prior to issuance of the building permit.
169. **SPECIAL PAVERS AND CONCRETE:** Pavers, colored concrete, and textured concrete shall not be installed within the public street or sidewalk.
170. **CORNER STREET SIGHT TRIANGLE:** At street corners of controlled and/or uncontrolled intersections, the site shall be compliant with Corner Triangles of Safety per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project will be required to remove or modify all objects, including, but not limited to landscape, hardscape, monument signs, mailbox banks/cluster, planters, retaining walls, seat walls, bicycle racks, partitions, miscellaneous structures (including columns), parking stalls, bicycle racks, etc., that are not compliant with safety triangle height and clearance requirements. Artwork, benches, tables, chairs, bicycle racks, and planters shall not be installed in this safety area.
171. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project is required to remove or modify all objects, including, but not limited to landscape, hardscape, poles, bollards, signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., that are not compliant with safety triangle height and clearance requirements.
172. **HIGH-VISIBILITY CROSSWALK:** Convert existing crosswalk on California Street at San Antonio Road to a high-visibility ladder crosswalk with updated warning signs and pavement markings to the satisfaction of the City Traffic Engineer.
173. **STREETLIGHTS:** City standard streetlights shall be installed along the project street frontage of California Street and San Antonio Road per City standards. Streetlights shall be installed near crosswalks, driveways, intersections, or other locations deemed necessary by the City Traffic Engineer. Appropriate clearances per PG&E requirements between existing overhead lines shall be provided where applicable.
174. **TRAFFIC SIGNAL EQUIPMENT:** Traffic signal equipment at the project corner of California Street and San Antonio Road must remain at the existing grade and intact or reset to new grade. If any of the traffic signal equipment (e.g., poles, cabinet, pullboxes, conduits, etc.) is touched (e.g., moved, damaged, or fails to remain at existing grade) by the project during any phase, it shall be redesigned and upgraded to the latest standards by the project. Supplementary equipment will also be upgraded as needed. Additionally, if new curb ramps result in inaccessible pedestrian push buttons (non-ADA), new pedestrian push button posts with new push buttons may be needed to comply with CA MUTCD design standards.
175. **TRAFFIC SIGNAL OPERATIONS AND COORDINATION:** The contractor shall set up a contract and account with the City's traffic signal maintenance contractor. The contract shall be valid for the entire duration of the project. The contractor shall provide a copy of the executed contract prior to issuance of any excavation or building permits. The contractor is responsible for contacting the City's traffic signal maintenance contractor for any traffic signal modification or adjustments necessary to perform work as noted in the traffic control plan(s). The contractor shall schedule time and date of traffic signal adjustment to be performed prior to commencement of any construction work at/near a signalized intersection. Work performed by Bear Electric shall be paid by the contractor. If any damage occurs to the traffic signal at the intersection of California Street and San Antonio Road, the project contractor shall be responsible for all repair costs (labor and material) and coordination through the City's traffic signal maintenance contractor. Any damage shall be reported within one (1) hour and requested as an emergency repair unless otherwise determined by the City Traffic Engineer.

- 176. **STREET OVERLAY AND/OR PAVEMENT RECONSTRUCTION:** Half-street overlay (minimum 2" grind and overlay) and/or pavement reconstruction along the California Street and San Antonio Road project street frontage shall be required to address the existing roadway conditions, multiple utility trenches, and impacts from the anticipated construction traffic.
- 177. **CALIFORNIA STREET IMPROVEMENTS:** Widen California Street travelway approximately 5' to provide three 11' travel lanes and one 6' bike lane. Green-colored bike lane shall be provided at conflict locations (i.e., heavy turning, merging, intersections, driveways, etc.). Material specification shall be approved by the City.

CURBS, SIDEWALKS, AND DRIVEWAYS

- 178. **ADA RAMP REQUIREMENTS:** All new access ramps shall comply with the Americans with Disabilities Act (ADA) requirements. Existing nonconforming access ramps shall be reconstructed to comply with the ADA requirements.
- 179. **ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-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.
- 180. **CURB, GUTTER, AND SIDEWALK IMPROVEMENTS:** Construct new curb, gutter, and sidewalk in accordance with City standards and the San Antonio Precise Plan along the project frontages of San Antonio Road and California Street.
- 181. **UTILITY BOX RELOCATION OUT OF SIDEWALK:** Move existing utility boxes on San Antonio Road and California Street out of the sidewalk and relocate to the Public Utility Easement, landscape strip, or behind the back of the curb. Utility boxes must be located so they fit entirely within the utility easement, landscape strip, or behind the curb and shall not encroach into the sidewalk.
- 182. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk. The specific areas and limits of replacement work shall be clearly identified and shown on the plans.
- 183. **RED CURB ALONG PROJECT FRONTAGE:** Street curbs adjacent to a public frontage shall be painted red as determined and approved by the City Traffic Engineer.
- 184. **SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled in order to control conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway and, therefore, improve safety. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s).

STREET TREES

- 185. **STREET TREES:** Install standard City street trees along the street frontage, including where there are gaps in the space of existing street trees.
- 186. **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 adopted Master Tree list or an approved alternate by the City arborist. The applicant shall complete the "Proposed Street Tree" form available from the Planning Division online at www.mountainview.gov/planningforms. Once completed, the applicant shall email the original to the Parks Division at parks@mountainview.gov and provide a duplicate copy to the Building Inspection Division with building permit submittal.
- 187. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner(s) in accordance with Chapter 32 of the City Code.

UTILITIES

188. **UTILITY RELOCATION:** Existing utilities that are to be relocated as a result of the streetscape improvements, including, but not limited to, traffic signal poles, streetlights, utility boxes and structures, storm drains, and any other conflicts shall be resolved during design per City design guidelines.
189. **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.
190. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
191. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main, except when supplying NFPA 13D fire sprinkler systems, as approved by the City Fire Protection Engineer. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
192. **SEPARATE IRRIGATION SERVICE AND METER:** A separate water service and water meter for irrigation will be required. The existing water service may be adequate to serve multiple meters, depending on size, and would require advance approval from the Public Works Director.
193. **WATER AND SEWER APPLICATIONS:** Upon submittal of the initial building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department, if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.
194. **UTILITY SERVICES:** 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. Sewer laterals, water services, and fire services shall have a minimum 5' horizontal separation from each other. Existing water services shall be shown to be disconnected and plugged at the main, unless they are satisfactory for reuse, as determined by the Public Services Division. Water services 4" or larger that are not reused shall be plugged at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.
195. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division and screened from view with landscaping. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
196. **UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained by the property owner(s).
197. **UNDERGROUND SERVICES:** All new and existing electric and telecommunication facilities serving the site are to be placed underground, including transformers. 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. If allowed by the

City, aboveground transformers, power meters, and pedestals shall be located so they are screened in the least visible location from the street or to the general public, as approved by the Community Development and Public Works Departments.

198. **JOINT UTILITY PLANS:** Upon submittal of the initial building permit and improvement plans, the improvement plans shall include 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. 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 final map.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

199. **DRAINAGE REQUIREMENTS:** On-site parking lots and driveways (other than single-family residential) shall not surface-drain across public sidewalks or driveway aprons. A 2'x2' inlet/cleanout box is required at or near the property line for connections to the City storm drains. For developments that do not require a subdivision map, a connection to the City's storm main requires: (1) a written request to the Public Works Director; (2) payment of storm drainage fees; and (3) approval from the Public Works Department, unless the storm drainage fees were paid in the past for the property. A face-of-curb inlet/outlet shall be installed to drain into the curb of the street.
200. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, driveways, alleys, and private streets that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed. Show and identify path of surface water release on the grading and drainage plans.
201. **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 final map.
202. **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 final map.

SOLID WASTE AND RECYCLING

203. **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.
204. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
205. **TRASH ENCLOSURE DESIGN AND DETAILS:** Trash plan sheet and enclosure details must be included on a separate sheet in the initial building plans and include the following:
- Property must have trash, recycling, and organics bins. Display trash room layout, location, and dimensions to scale on the plans with following minimum number of bins:

One- and Two-Bedroom Condominiums (62-units)

	Qty	Size Yds	Type	Total Yds
Trash	4	3	bin	12
Paper	2	3	bin	6
Containers	1	3	bin	3
Compost	1	3	bin	3

Commercial Retail (2,000 square feet)

	Qty	Size Yds	Type	Total Yds
Trash	1	3	bin	3
Mixed Recycling	1	3	bin	3
Compost	1	3	bin	3

- If the retail usage is not food, the commercial service levels must decrease from bins to carts: one 96-gallon trash, one 96-gallon container recycling, two 96-gallon paper recycling, and one 64-gallon compost. In this case, the carts will not go in the staging area for hauler service. Instead, property maintenance shall place the carts at the curb on California Street for the collection vehicle and remove promptly after service.
- There shall be separate commercial retail and residential trash rooms. If there are multiple retail tenants, the trash bill must be assigned to property management, who will be responsible for all billing and service issues to avoid conflict amongst tenants.
- Residential recycle collection consists of two streams: one for paper and one for containers. A three-chute system is required, consisting of one chute for trash and two for recycling (containers and paper collected in different chutes), to accommodate the City’s dual-stream residential recycling program. All chute vestibules must have signage with sorting instructions according to the City’s programs and all signage must be approved by the Solid Waste Program Manager prior to installation.
- The property is required to have composting service as indicated in the table. Each upper-floor chute vestibule requires sufficient space for compost receptacles (e.g., slim jims) or carts for resident use and should be noted on the plans. The collected compost shall be transported by property maintenance staff to the trash room compost carts.
- Residential trash room chute for container recycling requires a locking mechanism to secure it closed when bins are removed from underneath for servicing (note on building plans).
- Maintain trash room clearances of 1’ between bins, walls, and interior curbs and a 6’ aisle way to roll bins out.
- Trash rooms shall have minimum 8’ wide roll-up door with keypad access.
- Trash rooms are for collection containers only and not for other storage and shall be labeled “Trash Room.”
- In trash rooms, install light switch above height of a three-yard bin (5’2”) so it is accessible.
- If the trash room does not have an interior berm or curb, it shall have bumpers on the walls to avoid damage from bins hitting it.
- Show trash staging area on all initial building permit site plans (architectural, civil, landscape). Include dimensions and vehicle approach to service containers on collection day. The trash staging area shall measure 50’ wide and 13’6” deep. The final staging area location and dimensions require approval by the Solid Waste and Recycling Section prior to issuance of a building permit.

- Property maintenance shall bring all trash bins up from the basement to the ground-level staging area for weekly service. The staging area and 6' wide pathway from the staging and garage driveway to roll bins onto California Street shall be a flat, smooth concrete surface. The hauler must have direct access and property maintenance shall remove all containers promptly from the staging area back to trash room after hauler collection.
- If towing is required to transport trash bins from the basement to the staging area, the property will provide tow hitch, and a fee shall be applied for Recology to install on their company's bins. The property is responsible for repairs and maintenance on any equipment that it owns.
- Property management shall provide 60-day notice, prior to occupancy, to the City's waste hauler in order to set up collection services and allow time to procure all equipment. If purchasing own equipment, proof of purchase along with an installation date must be provided during building plan review. All equipment (e.g., towing mechanisms) must be in place prior to granting a Certificate of Occupancy (temporary or final).
- 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.
- There shall be 40' either No Parking signage or red curb paint extending from the basement garage driveway entrance toward San Antonio Road and must be shown on all site plans on initial building permit plans (architectural, civil, landscape).
- Overhead clearances of 15' in the travelway and 22' at the point of collection shall be maintained.

206. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

207. **CONSTRUCTION MANAGEMENT PLAN:** Upon submittal of the initial building permit and all subsequent building permit submittals, the applicant shall provide a construction traffic and parking management plan with the building plans. The plan must be approved prior to the issuance of a building permit, including demolition. The plan must show the following:

1. **Truck Route:** Truck route (to and from project site) for construction and delivery trucks pursuant to City Code Sections 19.58 and 19.59 and which does not include neighborhood residential streets;
2. **Construction Phasing, Equipment, Storage, and Parking:** Show and identify construction vehicle and equipment parking area, material storage and lay-down area, sanitation facilities, and construction trailer location for each phase of construction. All construction vehicles, equipment, and 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, unless approved by the Public Works Director due to special conditions. Construction contractors/workers are required to park on-site or at a private property arranged by the permittee/contractor and shall not be allowed to use neighboring streets for parking/storage;
3. **Sidewalks:** Sidewalk closure or narrowing is not allowed during any on-site construction activities; and
4. **Traffic Control and Detour Plans:** Traffic control plans, including detour plans, shall be submitted to the Public Works Department for review and approval and included with building permit plans to the Building Inspection Division for any on-site improvements and/or work related to any phase of the construction management plan that requires temporary roadway closure, lane closure, shoulder closure, and/or bike lane closure. Pedestrian detour plans shall be provided when necessary. Traffic control plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). A completed Traffic Control Checklist shall be included with each traffic

control plan submittal. A separate Excavation Permit from the Public Works Department may be required prior to issuance of the building permit.

208. **VALLEY WATER WELLS:** Valley Water (formerly Santa Clara Valley Water District) requires the following note to be labeled on the building and improvement plans: “While Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water’s records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage.”
209. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: “The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development’s construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director or designated representative.”
210. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: “For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts as well as trash rooms and/or enclosures, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City’s sole discretion, provided that all public and private improvements (such as, but not limited to, improvements to allow circulation for trash collection vehicles), conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed, as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete.”

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

ENVIRONMENTAL SAFETY

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

211. **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.
212. **STATE OF CALIFORNIA CONSTRUCTION GENERAL STORMWATER PERMIT:** A “Notice of Intent” (NOI) and “Stormwater Pollution Prevention Plan” (SWPPP) shall be prepared for construction projects disturbing one (1) acre or more of land. Proof of coverage under the State General Construction Activity Stormwater Permit shall be attached to the building plans.
213. **CONSTRUCTION BEST MANAGEMENT PRACTICES:** All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system.
214. **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.

215. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
216. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas, such as overflow parking, emergency access roads, and alleys, shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
217. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10%; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.
218. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigation for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.
219. **FIRE SPRINKLERED BUILDINGS:** New buildings that will have fire sprinkler systems shall be provided with a sanitary sewer drain in a protected area, which can adequately accommodate sprinkler water discharged during sprinkler system draining or activation of the inspector test valve. Show the location and provide a detail of the fire sprinkler drain on the plans.
220. **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.
221. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
222. **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.

223. **STORMWATER TREATMENT (C.3)—SPECIAL LAND USE CATEGORIES:** For retail gasoline outlets, auto service facilities, restaurants, and uncovered parking lots that create or replace more than five thousand (5,000) square feet of impervious surface, stormwater runoff shall be directed to approved permanent treatment controls as required 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 are required to enter into a formal recorded Maintenance Agreement with the City.

224. **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
225. **FULL TRASH CAPTURE:** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site, and include details for the installation of the trash capture system(s) in the building plans for the project.
226. **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.
227. **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 ≥ 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.

HAZARDOUS MATERIALS

For more information, materials, and worksheets, contact the Fire and Environmental Protection Division of the Fire Department online at <http://www.mountainview.gov/fep> or by phone at 650-903-6378.

228. **ENVIRONMENTAL COMPLIANCE PLAN:** Update all information in your current Environmental Compliance Plan (ECP). Attach a copy of the updated ECP to your building plan submittal.
229. **UNDERGROUND STORAGE TANK SYSTEM CLOSURE:** Complete an Underground Storage Tank System Closure Permit Application. The completed application and fees must be submitted directly to the Fire and Environmental Protection Division.

230. **INTERIOR/EXTERIOR ABOVEGROUND CLASS III-B TANKS:** Complete an “Interior/Exterior Aboveground Class III-B Tanks (including Waste Oil)” check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.

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