

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2016

A RESOLUTION CONDITIONALLY APPROVING A PROVISIONAL USE PERMIT
AND PLANNED COMMUNITY PERMIT TO CONSTRUCT A 4-STORY,
MIXED-USE BUILDING WITH 14 CONDOMINIUM UNITS AND
4 TOWNHOME UNITS, 8,500 SQUARE FEET OF GROUND-FLOOR
COMMERCIAL SPACE, AND A 2-LEVEL UNDERGROUND PARKING GARAGE
AT 843, 871, AND 881 CASTRO STREET AND 750 FAIRMONT AVENUE

WHEREAS, an application was received from Glen Yonekura for GPRV 10, LLC, for a Provisional Use Permit and Planned Community Permit for a 4-story, mixed-use building with 14 condominium units and 4 townhomes, 8,500 square feet of ground-floor commercial space, and 2 levels of underground parking on a 0.4-acre site at 881 Castro Street (Application No. 016-15-PCZA); and

WHEREAS, the Zoning Administrator held a public hearing on May 25, 2016 on said application and recommended that the City Council conditionally approve the Provisional Use Permit and Planned Community Permit subject to the findings and conditions of approval in Exhibit A, attached hereto; and

WHEREAS, the City Council held a public hearing on June 14, 2016 on said application and received and considered all evidence presented at said hearing, including the Zoning Administrator recommendation and the City Council report;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View as follows:

1. The Provisional Use Permit for residential uses on the upper floors of a mixed-use commercial building on Castro Street is conditionally approved pursuant to the following findings in Section 36.48.25 of the City Code:

a. The proposed residential use is conditionally permitted within Area J of the P-19 (Downtown) Precise Plan and complies with all of the applicable provisions of the Zoning Ordinance, including locating all residential units on the upper floors of the mixed-use building on Castro Street, maintaining ground-floor commercial uses, and providing appropriate amenity spaces for a multi-family residential development, including secured bike and vehicle parking, personal storage units, private balconies, and a common outdoor area;

b. The proposed residential use is consistent with the Downtown Mixed-Use and Medium-Density Residential Land Use Designations of the General Plan as it locates a multi-family residential use in downtown near a mix of transit services, promoting daytime and nighttime activity per Policy LUD 7.1 (*Downtown*);

c. The location, size, design, and operating characteristics of the proposed residential use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity based on the project's building height and design transition along Fairmont Avenue and Hope Street to the adjacent single-family residential neighborhood to the east, the project's compatibility with other multi-story office and residential buildings on Castro Street and nearby El Camino Real, and the retention of the same amount of ground-floor commercial area as currently exists at the project site to maintain an active pedestrian environment in downtown;

d. Any special structure or building modifications necessary to contain the proposed residential use would not impair the architectural integrity and character of the Precise Plan in which it is located because the building is designed to accommodate a mix of commercial and residential uses and will provide a housing mix suitable for a variety of households with minor building encroachments to the development guidelines of the Precise Plan, identified in detail under the findings of the Planned Community Permit; and

e. The approval of the Provisional Use Permit for the proposed residential use complies with the California Environmental Quality Act (CEQA) because this project is a residential infill development as it is consistent with the P-19 Precise Plan and Downtown Mixed-Use and Medium-Density Residential General Plan Land Use Designations; it occurs within the City limits on a site less than five acres surrounded by urban uses; the site has no habitat for endangered, rare, or threatened species; the development will not result in any significant effects of traffic, noise, air quality, or water quality; and the site is adequately served by all required utilities and public services per Section 15332 ("Infill Development Projects").

2. The Planned Community Permit to construct a new mixed-use development with 14 condominium units and 4 townhome units, 8,500 square feet of ground-floor commercial, and a 2-level underground parking garage is conditionally approved pursuant to the following findings in Section 36.50.55 of the City Code:

a. The proposed mixed-use development is consistent with the provisions of the P-19 (Downtown) Precise Plan. The proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments since it complies with the development guidelines for Area J with minor exceptions (as listed below), adds residential density in the downtown to support local businesses and

transit services, replaces all existing commercial square footage on-site within the project, and supports the existing businesses on-site by providing space for a medical office and a restaurant. Additionally, the project includes the reconfiguration of the public sidewalk on Fairmont Avenue, resulting in the loss of two on-street parking spaces, which will be replaced within the parking garage of the project. The project is requesting the following setback and height exceptions for the commercial mixed-use building:

(1) A 7.5'x30' encroachment into the required 15' rear setback on the first floor to accommodate the below-grade parking garage entrance/exit. This encroachment allows for the enclosure of the vehicular entrance/exit to limit noise impacts to adjacent properties;

(2) A 7' encroachment into the required rear setbacks for the second, third, and fourth floors of the building to accommodate a bay window projection for bedrooms on each of these floors. This encroachment allows for architectural variation and interest on the rear of the building, which are consistent with detailing on the front of the building; and

(3) A 3.5' height encroachment into the required height limits for the second, third, and fourth floors of the building to accommodate the building parapet walls which enclose the green roof planters and screen the maintenance access path surrounding the green roof elements;

b. The proposed mixed-use development is consistent with the Downtown Mixed-Use and Medium-Density Residential Land Use Designations of the General Plan as the project includes a mix of uses, including restaurants, housing, and neighborhood-serving commercial uses, and is within the development guidelines. The project also supports and implements General Plan goals and policies, including LUD 3.1 (*Land use and transportation*) by placing higher land use intensities and densities near public transit and along major commute corridors, such as El Camino Real; LUD 3.2 (*Mix of land uses*) by providing a mix of housing and retail land uses accessible to the community; LUD 7.3 (*Human-scaled building details*) by including transparent windows on the ground floor, awnings, and architectural features comfortable for the pedestrian environment; and LUD 7.6 (*Parking space flexibility*) by removing and modifying the four parking stalls on Fairmont Avenue to accommodate an expanded pedestrian sidewalk, resulting in the removal of two parking stalls (relocated to the project parking garage) and the reconfiguration of two on-street parking stalls;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the project is similar to the operational characteristics of structures and uses in the vicinity, has been designed to meet required building and fire codes, will provide appropriate pedestrian and

vehicular access to the existing public sidewalks and streets, would result in new commercial and residential uses in the downtown near transit, and supports the relocation of existing businesses within the new project;

d. The proposed mixed-use project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because the project includes residential and commercial uses compatible with the downtown, includes a building design that complements the surrounding area and transitions to the residential neighborhood on Hope Street, and provides appropriate vehicle circulation to access the site from Fairmont Avenue and an improved pedestrian sidewalk; and

e. The approval of the Planned Community Permit for the proposed mixed-use project complies with CEQA because this project is a residential infill development as it is consistent with the P-19 Precise Plan and Downtown Mixed-Use and Medium-Density Residential General Plan Land Use Designations; it occurs within the City limits on a site less than five acres surrounded by urban uses; the site has no habitat for endangered, rare, or threatened species; the development will not result in any significant effects of traffic, noise, air quality, or water quality; and the site is adequately served by all required utilities and public services per Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the Provisional Use Permit and Planned Community Permit for said project are hereby granted subject to the developer's fulfillment of all of the conditions which are attached hereto in Exhibit A and incorporated herein by reference.

LH/2/RESO
823-06-14-16r-E-1

Exhibit: A. Conditions of Approval

CONDITIONS OF APPROVAL
APPLICATION NO.: 016-15-PCZA
843, 871, and 881 Castro Street;
and 750 Fairmont Avenue

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

This approval is granted to construct a new four-story, mixed-use building with 14 condominium units and 4 townhome units, 8,500 square feet of ground-floor commercial uses, and a two-level underground parking garage located on Assessor Parcel Nos. 158-06-036, 158-06-037, 158-06-038, and 158-06-039. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by William Maston Architect & Associates for Castro GPRV 10, LLC, dated May 9, 2016, and kept on file in the Planning Division of the Community Development Department.
- b. Arborist report prepared by Kielty Arborist Services for Castro GPRV 10, LLC, dated May 9, 2016, and kept on file in the Planning Division of the Community Development Department.
- d. Traffic analysis prepared by Abrams Associates for Castro GPRV 10, LLC, dated May 5, 2016, and kept on file in the Planning Division in the Community Development Department.
- e. Noise report prepared by Edward L. Pack Associates, Inc., for Castro GPRV 10, LLC, dated March 22, 2016, and kept on file in the Planning Division in the Community Development Department.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Community Development Department – 650-903-6306

- 1. **APPLICABILITY OF THIS PERMIT:** This Permit shall apply to any business entities whose use and operational characteristics match those of the approved uses. Intensification of the approved uses shall require an amendment to this Permit, or a new Permit.
- 2. **EXPIRATION:** If the approved uses do not commence within two years of this approval, subject to all applicable conditions and permits from applicable government agencies, this approval shall be null and void.
- 3. **ABANDONMENT OF USE:** The commercial uses shall be considered abandoned if the commercial uses in the tenant spaces cease for a period of six months or more, at which point this Permit shall have expired and a new Permit shall be required for the commercial use(s). Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax, and utility records.
- 4. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the commercial businesses 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.

5. **TENANT IMPROVEMENTS:** Details of interior commercial tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed uses and approved by the Zoning Administrator prior to permit issuance.
6. **SHARED PARKING:** The project is required to maintain a minimum of five shared parking spaces between commercial tenants and guests of residential tenants on the first floor of the parking garage. These spaces must be in a convenient location in the garage and must be accessible at all times. **(PROJECT-SPECIFIC CONDITION)**
7. **TRANSIT PASSES:** The property owner/developer shall provide one annual Clipper Card pass for each resident of the unit upon initial close of escrow for each residential unit, or an equivalent dollar amount on an alternative transit pass desired by the resident(s) for the same duration. The intent of this condition is to encourage alternative transit use by residents of the project. **(PROJECT-SPECIFIC CONDITION)**

PLANS AND SUBMITTAL REQUIREMENTS

8. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio and density in units per acre; (d) lot area (in square feet); and (e) total number of parking spaces.
9. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
10. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a public hearing, which can be referred to City Council.
11. **PLANNING INSPECTION:** Inspection(s) by the Planning Division are required for the foundation, framing, application of exterior materials, and final completion of each structure to ensure that the construction matches the approved plans.
12. **COLOR CHIPS:** Color chips shall be attached to the title sheet of two sets of the building permit drawings and the color scheme shall be shown on the elevations.
13. **REVISION TO ELEVATOR TOWER:** By recommendation from the Development Review Committee (DRC), the applicant must study a design alternative to the elevator tower on Fairmont Avenue, including window and facade (material) treatment, to be reviewed by the Zoning Administrator and DRC Chair. If modifications are desired, the building permit plans shall reflect the approved modifications. **(PROJECT-SPECIFIC CONDITION)**

SITE DEVELOPMENT AND BUILDING DESIGN

14. **EXTERIOR MATERIALS:** High-quality materials and finishes shall be used throughout the project and shall remain in compliance with the materials identified in the approved plans, except as modified by the conditions of approval herein. Details regarding all color and architectural details shall be provided in the building permit plan submittal and shall be subject to review and approval by the Zoning Administrator prior to the issuance of

building permits.

15. **TRIM MATERIALS:** Details of the specific placement and utilization of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
16. **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.
17. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each commercial or residential unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
18. **RECESSED WINDOWS:** All windows shall be recessed from the face of the building a minimum of 2".
19. **AWNING DETAILS:** Details of the ground-floor awnings shall be included in building permit drawings and shall be reviewed and approved by the Zoning Administrator prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**
20. **BALCONY RAILING/PANELS:** Details of the balcony railing/panel system shall be included in building permit drawings and shall be reviewed and approved by the Zoning Administrator prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**
21. **GROUND-FLOOR TRANSPARENCY:** Storefronts (including windows) must maintain a minimum 75 percent transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**
22. **MOCK-UP:** The applicant shall set up a large material and color mock-up on-site, prior to building permit issuance, for final selection and approval by the Zoning Administrator. At a minimum, the mock-up shall include samples of the proposed natural stone, stucco, window, spandrel window, metal panel, metal awning, and paint.
23. **COLOR SCHEME:** The applicant shall paint a portion of the building with the proposed color scheme for inspection. Proposed primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
24. **ROOF EQUIPMENT:** All roof equipment must be concealed behind opaque (solid) screening designed to complement the building. Details of the roof equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
25. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval.
26. **GROUND-FLOOR COMMERCIAL AREA:** This project is required to provide 8,500 square feet of ground-floor commercial space with uses as defined in the Precise Plan, of which 2,850 square feet may accommodate a restaurant use, 1,480 square feet may accommodate a medical use, and 2,340 square feet may accommodate a retail/personal service use. No zoning use permits are required for the existing businesses to reoccupy the new project, including Khuu Dermatology and Dentistry and Morocco's Restaurant. **(PROJECT-SPECIFIC CONDITION)**

27. **FENCE/WALL:** All fencing and walls are to be shown on construction plans submitted for building permit review and shall not exceed 6' in height within the project or exceed 7' in height around the perimeter, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Zoning Administrator and comply with all setback requirements.
28. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.
29. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the application for building permit. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
30. **BIKE RACKS:** The applicant shall provide at least 6 bike racks for commercial and residential visitors (Class II/III). The racks shall be an "inverted U," or equivalent as approved by the Zoning Administrator, and must secure the frame and both wheels. Racks should be located near the building entrance (i.e., within constant visual range) unless it is demonstrated that they create a public hazard or locating them there is otherwise infeasible, or the first floor of the parking garage. If space is unavailable near building entrances, the racks must be designed so that the lock is protected from physical assault.
31. **BIKE LOCKERS/STORAGE ROOM:** The applicant shall provide the following long-term bike parking facilities with capacity of:
- A minimum of 18 bikes (1 for each unit), or similar capacity bike storage room, for residential tenants.
 - A minimum 4 bikes, or similar capacity bike storage room, for employees of commercial tenants.

GREEN BUILDING AND SUSTAINABILITY MEASURES

32. **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 LEED® Gold 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.
33. **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, and be designed to meet the intent of the green building level required for the core and shell.

LANDSCAPING

34. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the curb must be included in the Building Inspection Division application. Minimum plant sizes are flats or 1-gallon containers for ground cover, 5-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be

prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.

35. **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.
36. **STREET TREE:** The applicant shall complete the "Proposed Street Tree" form available in the Planning Division. Once completed, the applicant shall return the original to the Parks Division, located at 235 North Whisman Road, and provide a duplicate copy to the Building Inspection Division with building permit submittal.
37. **SCREEN TREES:** The applicant shall incorporate trees with broad, dense canopies along the shared property line with the abutting single-family residential properties on Hope Street to help screen visibility.
38. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.

HERITAGE TREES

39. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the remaining trees before, during, and after construction. The arborist report shall specifically include detailed information and plans on demolition, excavation, and construction activities proposed in proximity to the deodar cedar (Tree No. 1) and redwood trees (Tree Nos. 4 and 5) and include detailed instructions and care for these trees during all phases of construction. Additionally, the report shall include a detailed plan showing installation of chain link fencing around the drip line to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. The arborist report shall be received by the Planning Division and must be approved prior to issuance of any building permit.

During demolition activity and upon demolition completion, a qualified arborist shall inspect and verify the extent of the root system of the cedar tree to determine if the measures described in the arborist report are appropriate for the planned construction activity. Should it be determined that the root system is more extensive than previously understood and concerns are raised of nearby excavation activities for the underground parking garage, the design of the parking garage may need to be altered to maintain the health of the tree prior to building permit issuance. **(PROJECT-SPECIFIC CONDITION)**

40. **SECURITY DEPOSIT:** The applicant shall take all precautions during construction activities to protect the two redwood trees (Tree Nos. 4 and 5) on the adjacent Hope Street parcel (864 Hope Street). Measures shall include, but not be limited to, all preservation measures identified in the arborist report pursuant to Condition No. 39.

To demonstrate the applicant's accountability for implementing tree preservation measures, the applicant shall enter into an agreement with the City of Mountain View, in a form acceptable to the City Attorney, and provide a security deposit prior to building permit issuance. The deposit shall be placed into an account where no interest shall accrue with payment of a nonrefundable administrative fee. The amount of the deposit shall be determined by the Zoning Administrator based on City review and approval of a cost estimate provided by the applicant. At minimum, the cost estimate shall cover fees associated with a subsequent Heritage Tree Removal Permit process, if required, in accordance with Chapters 32 and 36 of the City Code; the cost of labor and materials for the tree removal(s); and the cost of labor and materials for tree replacement(s), based on replacement tree species and sizes approved by the Zoning Administrator. The cost estimate submittal, executed agreement, and fee deposit shall be

completed prior to issuance of any building permit.

Upon completion of construction, the City will return the security deposit to the applicant upon issuance of a final Certificate of Occupancy for the project if either of the following conditions exist: (1) a site inspection by a certified arborist confirms the health of the redwood trees were maintained and no irrecoverable damage or death of the trees has occurred due to the project's construction activity; or (2) upon completion of the Heritage Tree Removal Permit process and verification the trees have been removed and replaced. **(PROJECT-SPECIFIC CONDITION)**

41. **CONSTRUCTION DAMAGE:** If one or both of the two redwood trees (Tree Nos. 4 and 5) on the adjacent Hope Street parcel (864 Hope Street) suffer irrecoverable damage or death, which constitutes a "removal" as defined in Section 32.23(h) in the City Code, due to construction activities on the project site, the applicant shall be responsible for either: (1) securing the adjacent property owner's permission and approval to remove and replace the tree(s) and completion of a Heritage Tree Removal Permit process per Chapters 32 and 36 of the City Code, if needed; or (2) if permission and approval by the adjacent property owner is not granted, the security deposit per Condition No. 40 shall be forfeited to the City's Capital Improvement Project (CIP) for Forestry Maintenance and Street Tree Replanting (CIP 16-09). Additional fines and penalties may be levied by the City if it is determined damage resulted from noncompliance with tree preservation measures.
42. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, 6' chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. Also, no materials may be stored within the drip line of any tree on the project site.
43. **TREE MITIGATION AND PRESERVATION PLAN:** The applicant shall develop a tree mitigation and preservation plan to avoid impacts on regulated trees and mitigate for the loss of trees that cannot be avoided. Routine monitoring for the first five years and corrective actions for trees that consistently fail the performance standards will be included in the tree mitigation and preservation plan. The tree mitigation and preservation plan will be developed in accordance with Chapter 32, Articles I and II, of the City Code, and subject to approval of the Zoning Administrator prior to removal or disturbance of any Heritage trees resulting from project activities, including site preparation activities.

SIGNS

44. **SIGNAGE:** No signs are approved as part of this application.
45. **SIGN PROGRAM:** The applicant shall develop an overall sign program for this property. The program shall identify suitable sign locations, types, sizes, colors, and materials for the commercial tenant spaces.

NOISE

46. **MECHANICAL EQUIPMENT:** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
47. **NOISE GENERATION:** All noise-generating activities (i.e., entertainment or amplified sound) are limited to interior areas only, and the heating, ventilation, and air conditioning system shall be maintained to ensure that all windows and doors can remain closed when the restaurant is in operation.
48. **INTERIOR NOISE LEVELS:** Construction drawings must confirm that measures have been taken to achieve an interior noise level of 45 dB(A) L_{dn} that shall be reviewed and approved by a licensed acoustical engineer prior to building permit submittal.

Per the noise report prepared by Edward L Pack Associates, Inc., an acoustical engineer must review the building permit drawings to confirm the following window and glass door controls are implemented as part of the project design and construction:

- a. Maintain closed at all times, all windows and glass doors of second-, third-, and fourth-floor living spaces within 75' of the centerline of Castro Street and with a direct or side view of the road.
- b. Provide mechanical ventilation of all living spaces with the closed window condition.
- c. When windows are kept closed for noise control, they shall be operable as the required does not imply a "fixed" condition. In addition, mechanical ventilation shall be provided to assure a habitable environment, as specified by the Uniform Building Code. However, the ventilation system shall not compromise the acoustical integrity of the building shell.
- d. All windows and doors of the impacted units shall be installed in an acoustically effective manner to form an airtight seal and be caulked with a nonhardening caulking compound to prevent sound infiltration. The windows and doorframes must be sealed airtight to the wall opening with a nonhardening caulk or acoustical sealant.

Additionally, a qualified acoustical consultant shall confirm measures have been taken to achieve required interior noise levels between the commercial tenant spaces and residential units above. This information must be provided as part of the building permit submittal for review and approval by the Zoning Administrator. **(PROJECT-SPECIFIC CONDITION)**

49. **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.

CONSTRUCTION PRACTICES AND NOTICING

50. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the City Council.
51. **WORK HOURS:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. At the discretion of the Chief Building Official, the general contractor or the developer may be required to erect a sign at a prominent location on the construction site to advise subcontractor and material suppliers of the working hours. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
52. **CONSTRUCTION PARKING MANAGEMENT PLAN:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
53. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 300' of the project site of the construction schedule in writing, prior to construction. A copy of the notice and the mailing list shall be submitted prior to issuance of building permits.

54. **DISTURBANCE COORDINATOR:** The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted are implemented to correct the problem. 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.
55. **GROUNDBORNE VIBRATION:** Due to the proximity of adjacent commercial buildings, groundborne vibrations from heavy construction equipment use at the project site may result in groundborne vibration at 805-825 Castro Street. To reduce the possibility of architectural damage to structures and major annoyances to employees, the applicant must complete the following tasks prior to issuances of any building permits: (a) establish a vibration checklist for determining whether or not vibration is an issue for a particular building; (b) conduct a preconstruction survey prior to the start of construction or demolition to address the susceptibility ratings of nearby structures, proximity of vibration-sensitive receivers and equipment/operations, and surrounding soil conditions; and (c) establish measures for limiting or modifying construction activities to reduce any impacts or annoyances. **(PROJECT-SPECIFIC CONDITION)**
56. **NOTICE TO TENANTS AND TENANT RELOCATION ASSISTANCE:** The applicant shall comply with the provisions of the City’s Tenant Relocation Assistance Ordinance. This includes, but is not limited to, consulting with the City’s Neighborhood Preservation Division and providing: (1) all required notices to tenants; (2) information to the relocation consultant for tenant eligibility determination; (3) funding for the relocation consultant services; and (4) relocation assistance payments to eligible tenants.
57. **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; and (f) post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The BAAQMD’s phone number will also be visible to ensure compliance with applicable regulations.
58. **DISCOVERY OF CONTAMINATED SOILS:** If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA’s 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
59. **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.

60. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
61. **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.
62. **PRECONSTRUCTION NESTING BIRD SURVEY:** To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:

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

TECHNICAL REPORTS

63. **GEOTECHNICAL REPORT:** The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City prior to the issuance of building permits, and the recommendations made in the geotechnical report will be implemented as part of the project. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for

backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

64. **TOXIC ASSESSMENT:** A toxic assessment report shall be prepared and submitted as part of the building permit application. The applicant must demonstrate that hazardous materials do not exist on the site, or that construction activities and the proposed use of this site are approved by: the City of Mountain View Hazardous Materials Division of the Fire Department; the State Department of Health Services; the Regional Water Quality Control Board; and any Federal agency with jurisdiction. No building permits will be issued until each agency and/or department with jurisdiction has released the site as clean or an approved site toxics mitigation plan has been approved.

CC&Rs

65. **CC&Rs:** Four copies of the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the homeowners association shall be submitted to the Planning Division and approved by the City Attorney prior to building permit issuance. The applicant shall attach a completed CC&R checklist to the CC&Rs upon submittal. The checklist can be obtained in the Planning Division. These CC&Rs must regulate both the residential and commercial condominium units as well as all common areas. **(PROJECT-SPECIFIC CONDITION)**
66. **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 P-19 (Downtown) Precise Plan and shall be approved by the Zoning Administrator. The Covenants, Conditions, and Restrictions (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. Two copies of the final master plan shall be submitted to the Planning Division to remain on file.
67. **ROOFTOP DECK:** The CC&Rs must regulate the operational use, hours, and appearance of the rooftop amenity area so as to reduce impact to adjacent residential neighbors. Activity is prohibited on the rooftop deck after 10:00 p.m., Sunday through Thursday, and after 11:00 p.m., Friday and Saturday. No amplified music is permitted. **(PROJECT-SPECIFIC CONDITION)**
68. **RESIDENTIAL PARKING SPACES:** Residential assigned parking spaces are to be used for parking only. No storage is permitted in the parking stalls.
69. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the Covenants, Conditions, and Restrictions (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.
70. **DISCLOSURES:** The CC&Rs shall disclose the potential for future redevelopment to occur in the 900 Castro Street block immediately south of the project site, which could result in a new public park adjacent to the project and a permanent half-street closure of Fairmont Avenue. **(PROJECT-SPECIFIC CONDITION)**

LEGAL AGREEMENTS AND FEES

71. **BMR FOR SALE, IN-LIEU:** Prior to issuance of building permits, the applicant shall enter into written agreements with the City of Mountain View that will require the applicant to pay a Below-Market-Rate (BMR) Housing In-Lieu Fee to the City of Mountain View consistent with Sections 36.80 through 36.89 of the City Code and the Below-Market-Rate Housing Program Administrative Guidelines and Directives. The in-lieu fee payment shall be 3 percent of the actual gross sales price of each unit and shall be paid upon the close of escrow for each unit.

72. **BMR, PROCESS:** Following project approval, the applicant shall submit the following information to the Administrative and Neighborhood Services Manager in the Community Development Department, 650-903-6379: (a) a copy of the first page of the Findings Report; (b) a copy of the page from the Findings Report that contains the Below-Market-Rate (BMR) condition; and (c) a legal description of the property.

At the time of submittal for building permits, the applicant shall contact the Administrative and Neighborhood Services Manager, 650-903-6379, and a BMR agreement will be prepared for the project. Before building permits can be issued, the BMR agreement must be signed by the developer, and a 10 percent deposit of the required BMR fees must be paid to the City.

73. **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 in a form approved 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 parcel or final map.
74. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Permit. The agreement shall be in a form satisfactory to the City Attorney and Zoning Administrator. It shall run with the land and shall not be amended without prior City consent.

Public Works Department – 650-903-6311

RIGHTS-OF-WAY

75. **STREET DEDICATION:** Dedicate a public street in fee/easement as required by the Public Works Director, to widen Castro Street, 45' from the centerline of the street.

FEES

76. **WATER AND SEWER CAPACITY CHARGES:** Prior to issuance of any building permits and prior to approval of the final map as applicable, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s) as applicable.
77. **PARK LAND DEDICATION FEE:** Prior to issuance of any building permits and prior to approval of the final map as applicable, the applicant shall pay the Park Land Dedication In-Lieu fee (approximately \$15,000 to \$30,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit. No credit against the Park Land Dedication Fee will be allowed for private open space and recreational facilities. Provide the most current appraisal or escrow closing statement of the property with the following information to assist the City in determining the current market value of the land: (1) a brief description of the existing use of the property; (2) square footage of the lot; and (3) size and type of each building located on the property at the time the property was acquired.

STREET IMPROVEMENTS

78. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the project and as required by Chapters 27 and 28 of the Mountain View City Code. These improvements include new storm drain, sewer and water connections, abandonment of existing utility connection, reconstruction of the curb, gutter, and sidewalk on the north side of Fairmont Avenue, reconstruction of Fairmont Avenue from Castro Street to Hope Street, removal of storm drain cross-culverts, and reconstruction of the Fairmont Avenue and Hope Street intersection..
- a. **IMPROVEMENT AGREEMENT:** The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the approval of the building permit. Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent) or provide a cash deposit (100 percent) or provide a letter of credit (150 percent) securing the installation and warranty of the off-site and on-site common improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the Internet at:
https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department. Any changes to the standard agreement will require an additional one- to three-week processing time with the City Attorney's Office.
- b. **INSURANCE:** Provide a certificate of insurance and endorsement naming the City an additional insured from the entity that will sign the improvement agreement prior to the approval of the building permit. The insurance coverage amounts are a minimum of One Million Dollars (\$1,000,000) Commercial General Liability, Automobile Liability, and Workers' Compensation. The insurance requirements are available from the Public Works Department.
79. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site improvement plans in accordance with the City's Standard Design Criteria. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way. A traffic control plan indicating the work areas, delineators, signs, and other traffic control measures is required for work that impacts traffic on an existing street. Locations of on-site parking for construction equipment and construction workers must be submitted for review and approval. Off-site plans (10 sets), Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, 10 black-line sets, one Xerox Mylar (4 mil) set of the plans, and CD with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit. CAD files shall meet the City of Mountain View's Digital Data Submission Standards.
80. **TIE-BACK ENCROACHMENTS:** Temporary tie-backs or earthen nails for construction purposes require a separate Encroachment Agreement, plat and legal description, and bond (100 percent) or provide a letter of credit (100 percent) or cash security (100 percent) securing the installation and warranty of the temporary tie-backs.
81. **SPECIAL PAVERS AND CONCRETE:** The proposed pavers, colored concrete, or textured concrete will not be allowed within the public street or sidewalk on Fairmont Avenue and Hope Street.
82. **CURB LAYOUT:** The layout of the curb and gutter that completes the bulb-out shall be smooth, tangential curves.

UTILITIES

83. **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.
84. **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.
85. **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.
86. **WATER METER BANK:** The water meters shall be arranged in a bank of meters adjacent to the public sidewalk in the landscaped areas only. The bank of meters shall not be located in driveway approaches, concrete sidewalk areas, or next to the main driveway entrance so as not to impact the aesthetics of the entrance.
87. **WATER AND SEWER APPLICATIONS:** Prior to the issuance of the building permit, complete applications for water and sewer service if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid.
88. **EXCAVATION PERMIT:** Prior to the issuance of the building permit, submit a complete Excavation Permit Application to the Public Works Department for all applicable work within the public right-of-way. Permit applications are available from the Public Works Department. All work within City right-of-way must be consolidated on the site or utility plans. Plans of the work, traffic control plans for work within the public roadway, insurance certificate and endorsement, and permit fees are required with the Excavation Permit Application.
89. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, water services, fire services, sewer laterals, sewer cleanouts, gate valves, and utility mains are to be shown on the plans. Sewer laterals, water services, and fire services shall have a minimum 5' horizontal separation from each other. Existing water services shall be shown to be disconnected and plugged at the main, unless they are satisfactory for reuse as determined by the Public Services Division. Water services 4" or larger that are not reused shall be plugged at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.
90. **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.
91. **UNDERGROUND SERVICES:** All new and existing electric, telephone, and cable television services serving the site are to be placed underground (including transformers). The undergrounding of the new and existing electric, telephone, and cable television services is to be completed prior to issuance of a Certificate of Occupancy for any new buildings within the site. (Aboveground transformers shall be located so they are screened or not visible from the street or to the general public as approved by the Community Development and Public Works Departments.)
92. **JOINT UTILITY PLANS:** Submit joint utility plans showing the location of the proposed electric, gas, telephone, and cable television conduits and vaults. These plans shall be combined and made a part of the improvement

plans. Dedicate utility easements that are necessary for the common utility on the final map.

93. **BACKFLOW PREVENTER CONFIGURATION:** Include in the off-site improvement plans a detailed drawing of the proposed water meter and backflow configuration. Drawing should include distance between connections to the main (outside of pipe to outside of pipe), proposed backflow preventers (attach cut sheets of specific model), FDC location, details on the wall, and access to the apparatus. The configuration of the backflow and fire apparatuses shown in the plans is conceptually acceptable with the following modifications. Bollards will be required to protect the apparatuses from accidental impacts. Modifications may be required to accommodate the 6' wide door and travelway as required for access to the trash rooms.
94. **JOINT TRENCH PLANS:** Joint trench plans stamped and signed by a Joint Trench Consultant must be included with the first submittal of the off-site improvement plans. Within the submittal, the applicant must provide documentation that PG&E and AT&T conceptually approve the proposal and future vacation of the easement.
95. **TRANSFORMER LOCATION:** All transformers and joint trench utility boxes that serve only the project shall be within the parcel and not within the public right-of-way and be undergrounded.

SIDEWALKS AND DRIVEWAYS

96. **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.
97. **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) can be provided to connect the proposed public sidewalk on each side of the proposed driveway.
98. **DAMAGED SIDEWALK IMPROVEMENTS:** Portions of the curbs, gutters, sidewalks, and driveways on Fairmont Avenue and Hope Street are damaged and must be replaced. The specific areas and limits of the replacement work shall be drawn on the plans.
99. **DRIVEWAY REMOVAL:** Replace abandoned driveways with standard curb, gutter, and sidewalk and show the replacement work on the plans.
100. **RED CURB AT CROSSWALKS:** Street curbs that are located within 15' of a public crosswalk shall be painted red.
101. **RED CURB AT DRIVEWAY ENTRANCE:** Street curbs that are located within 10' of the driveway entrance to the underground parking garage shall be painted red.
102. **CASTRO STREET SPECIAL PAVING:** The green color and Bomanite stamp pattern for the pedestrian sidewalk and PCC parking zone on Castro Street is proprietary to Bay Area Concrete, Inc., located at 4179 Business Center Drive, Fremont, California, 94538 (Telephone 510-651-6020, Fax 510-651-0936). Permittee is responsible for making arrangements to have Bay Area Concrete replace the sidewalk and parking pavement. All sidewalk and parking zone pavement shall be saw cut on the score lines. No. 4 steel dowels shall be drilled and epoxied into the existing concrete at 12" on center. All new sidewalks, parking pavement, expansion joints, and other related improvements shall match the existing and be installed in accordance with the Castro Street Improvement Plans, Project 87-14 (Index No. 6859).
103. **CASTRO STREET EDGE BAND:** The brown color for the concrete side bands on Castro Street shall match the existing LM Scofield C-25 Sombbrero Buff. All expansion joints and other related improvements shall match the existing and be installed in accordance with the Castro Street Improvement Plans, Project 87-14 (Index No. 6859).

RECYCLING

104. **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 Mountain View City Code Sections 16.13 and 16.17 and result in Code Enforcement action.
105. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (Mountain View City Code Chapter 16, Article III).
106. **HOLDING AREA AND ROLL-OUT FEE:** Collection vehicles do not enter underground or enclosed structures. All trash, recycling, and compost containers must be transported by the property owner/manager to the approved holding area on service day and removed promptly following service. The final location and dimensions of the holding area must be approved by the Solid Waste and Recycling Section prior to issuance of a building permit. Roll-out fees charged by the City's trash hauler will apply for containers that must be rolled more than 30' from any holding area to the truck.

STREET TREES

107. **STREET TREES:** Install standard City street trees where there are gaps in the spacing of the existing street trees.
108. **STREET TREE LOCATION:** The location of existing trees to remain, existing trees to be removed, and new street trees shall be shown on the grading, utility, and landscaping plans. New street trees are to be planted a minimum of 10' from sanitary sewer lines and 5' from water lines, fire lines, and driveways in accordance with Detail F-1 of the Standard Provisions. New street tree species must be selected from the City's official street tree list and as approved by the City's Parks and Open Space Division per Proposed Street Tree Form (CD-51).
109. **STREET TREE IRRIGATION:** Street trees are to be irrigated by the property owner in accordance with Chapter 32 of the City Code.

GRADING AND DRAINAGE IMPROVEMENTS (ON-SITE)

110. **DRAINAGE PLANS:** On-site drainage plans shall be included in the building plans.
111. **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 is required to drain into the curb of the street.
112. **STORM DRAIN HOLD HARMLESS AGREEMENT:** As portions of the site are or will be lower than the adjacent public street or the surface grade over the City's storm mains, before approval of the building permit, the owner shall sign an agreement to hold the City harmless against storm surcharges or blockages that may result in on-site flooding or damage.
113. **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.

MISCELLANEOUS

114. **CONSTRUCTION PLAN:** Submit a construction traffic and parking management plan with the building permit submittal showing, at minimum, the following: (1) truck routes for construction and delivery vehicles; (2) construction phasing plan; (3) location of equipment storage/staging areas, toilet(s), and construction trailers, none of which are permitted on a public street or public parking; and (4) contractor parking location(s), which must be provided on private property or at an off-site parking location and consistent with Condition No. 51.

No construction equipment or vehicles shall be stored or parked on residential streets or public parking lots. Construction contractors/workers are not allowed to use neighboring residential streets for parking or storage. Sidewalk closure, or narrowing, is not allowed during any on-site construction activities, except as specifically noted in this permit. The construction traffic and parking management plan must be approved by the Public Works Director and Zoning Administrator prior to the issuance of a demolition permit.

115. **TRAFFIC CONTROL PLANS:** Submit Traffic Control plans for any off-site and on-site improvements or any work that requires temporary lane 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.

116. **WELL QUESTIONNAIRE:** Complete a Santa Clara Valley Water District well questionnaire and return it to the Public Works Department. Well questionnaire forms are available from the Public Works Department. All existing wells shall be shown on the site plans as to remain or be sealed in accordance with the Santa Clara Valley Water District standards.

117. **STREET CLEANING:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director, or his/her designated representative."

118. **OCCUPANCY RELEASE:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "For residential developments, no residential units will be released for occupancy unless the improvements to be constructed to City standards and/or to be accepted for maintenance by the City, including water meters and sanitary sewer cleanouts, are substantially complete per the City of Mountain View Standard Provisions for Public Works construction. For phased developments, portions of the units may be released for occupancy, at the City's sole discretion, provided that all public and private improvements, conditions of approval, and Building Code requirements that are necessary to support the units to be released for occupancy have been completed as determined by the City. When all of the improvements are complete and/or ready for acceptance for maintenance by the City Council, the remaining units may be released for occupancy, provided that all other conditions of approval and Building Code requirements have been met. The Public Works Director shall make the determination of what public improvements are substantially complete."

119. **OCCUPANCY RELEASE:** The owner/developer shall comply with, and the off-site and grading drainage and utility plans shall include, a general note as follows: "For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance."

120. **PRELIMINARY TITLE REPORT:** Submit a current preliminary title report or land deed indicating the exact name of the current legal owners of the property, their type of ownership (individual, partnership, corporation, etc.), and legal description of the property involved to the Public Works Department. This information is required for the preparation of Public Works agreements and documents. Include all easements and agreements referenced in the

title report.

121. **SUBDIVISION:** This site plan is a subdivision of an existing parcel(s). Any combination or division of land for purpose of sale, lease, or financing requires the filing and approval of a preliminary parcel or tentative map, completion of all conditions of subdivision approval, and the recordation of the parcel or final map, all prior to issuance of the building permit. In order to place the approval of a final map on the Council agenda, all related materials must be completed and approved 40 calendar days prior to the Council meeting.
122. **CROSS CULVERTS:** As shown on the project plans, this project will replace the existing cross culverts on three quadrants of the Hope Street and Fairmont Avenue intersections. The applicant will be financially responsible for the work on their project frontage and any hydrologically connected culverts.
123. **FAIRMONT AVENUE CLOSURE:** After the issuance of off-site improvement plans, Fairmont Avenue may be closed to vehicular traffic from the back of the sidewalk on Castro Street to the back of the sidewalk on Hope Street for the extent of the project construction. Pedestrian and bicycle access must be maintained on the south side of Fairmont Avenue at all times.

Building Inspection Division – 650-903-6313

124. **ACCESSIBILITY (RESIDENTIAL):** In condominium dwellings in buildings without elevators, at least 10 percent, but not less than one dwelling unit in condominium buildings with four or more dwelling units, shall comply with the following accessibility requirements of 2013 CBC 1102A.3.1:
 - A. The primary entrance to the dwelling units shall be on an accessible route.
 - B. At least one powder room or bathroom shall be located on the primary entry level and shall comply with CBC 11A Division IV. All rooms and spaces located on the primary entry level shall be served by an accessible route and shall comply with CBC 11A Division IV. Common use areas shall be accessible as required by CBC Chapter 11A.
125. **SOLAR-READY BUILDINGS:** Single-family residences located in subdivisions with 10 or more units and low-rise, multi-family buildings shall provide a solar zone with a minimum total area as follows: Single-family residences shall have a solar zone located on the roof or overhang of the building and have a total area no less than 250 square feet. Single-family residences with three stories or more and with a total area less than or equal to 2,000 square feet shall have a solar zone total area no less than 150 square feet. Low-rise, multi-family buildings shall have a solar zone located on roof or overhang of buildings or on covered parking and have a total area no less than 15 percent of the total roof area of the building. The solar zone dimensions shall comply with the California Energy Code, Section 110.10 (b). Show the solar zone areas on the roof plans for each unit.
126. **SOLAR-READY BUILDINGS:** High-rise, multi-family buildings shall be made solar-ready. The solar zone dimensions shall comply with the California Energy Code, Section 110.10. The solar zone areas shall be shown on the roof plans at the time of building permit submittal.
127. **BICYCLE PARKING:** Bicycle parking is required by Section 5.106.4 of the California Green Building Standards Code. Designate on the plans where the required bicycle parking spaces will be located.
128. **FUEL-EFFICIENT PARKING:** Parking for fuel-efficient/carpool/low-emitting vehicles is required by Section 5.106.5.2 of the California Green Building Standards Code. Designate on the plans where the required parking spaces will be located.
129. **EV CHARGING NONRESIDENTIAL:** EV charging space is required by Section 5.106.5.3 of the California Green Building Standards Code. Designate on the plans where the required EV charging spaces will be located.

130. **EV CHARGING RESIDENTIAL MULTI-FAMILY:** EV charging space is required by Section 4.106.4.2 of the California Green Building Standards Code. Where 17 or more multi-family dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EVCS) capable of supporting future EVSE and shall be identified on construction documents. At the time of building permit application, the applicant will be required to show with details/notes on the plans that the requirements of this code section are met.
131. **ASSEMBLY AREAS:** Sheet A2.1.6 indicates a clubhouse and patio (A occupancy group) on the fourth floor and Sheet A2.1.7 indicates an A2 occupancy on the roof above the fourth floor of the building. Table 503 of the CBC does not allow an A2 occupancy above the third floor in a building of type VA construction. Revise the plans to address this issue.
132. **BUILDING PERMITS:** A building permit is required for this project. This review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review will be part of a separate permit application process that can be applied for once the Planning approvals have been obtained and the 10-day appeal period has passed. Submit complete sets of construction drawings at the Building Counter. Please refer to the Building Inspection Division's current "Submittal Requirements" for document submittal requirements. No construction work can be commenced without an appropriate building permit and no new occupancy shall commence without a Certificate of Occupancy. Please contact the Building Inspection Division for submittal requirements at 650-903-6313.
133. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Inspection Division upon submittal. Current codes are the 2013 California Codes: Building, Fire, Electrical, Mechanical, Plumbing, CALGreen, and Mountain View Green Building Code.
134. **ACCESSIBILITY:** Project will be required to comply with the accessibility requirements in the 2013 CBC, Chapter 11A, Chapter 11B, and CRC R320.
135. **ACCESSIBILITY (PARKING):** Project will be required to comply with the following accessible parking requirements in the 2013 CBC:
- Chapter 11B;
 - At least 5 percent of the residential guest parking spaces are required to be accessible, 2013 CBC, 1109A.5; and
 - At least 2 percent of the assigned residential parking spaces are required to be accessible, 2013 CBC, 1109A.4.
136. **ADDRESSES:** All street names, street numbers, and residential apartment numbers will be processed prior to the Building Inspection Division approval of the project. Commercial suite numbers are issued by the United States Post Office.
137. **APPROVALS REQUIRED:** This project requires the approval of the Santa Clara County Environmental Health Department at 408-918-3400 prior to submittal to the Building Inspection Division.
138. **COMMERCIAL TENANT IMPROVEMENTS:** The tenant improvements for the commercial spaces will be required to obtain a separate permit.
139. **EGRESS:** Site must meet accessible means of egress, 2013 CBC, Section 1007.
140. **FIRE PROTECTION:** Dwelling and sleeping units shall meet the visible alarm notification requirements of 2013

CBC, Section 907.5.2.3.

- 141. **PEDESTRIAN PROTECTION:** Public sidewalks are required to remain open during the course of construction. Please provide sufficient information at the time of plan submittal to show how pedestrians will be protected per 2013 CBC, Section 3306.
- 142. **PHOTOVOLTAIC:** Photovoltaic systems to be a deferred submittal.
- 143. **SURVEY:** A survey will be required to be completed to verify structure placement.

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FIRE PROTECTION SYSTEMS AND EQUIPMENT

- 144. **FIRE SPRINKLER SYSTEM:** Provide an automatic fire sprinkler system to be monitored by a central station monitoring alarm company. This monitoring shall include water flow indicators and tamper switches on all control valves. Three (3) sets of shop-quality drawings shall be submitted for review and approval. All work shall conform to NFPA 13 (2013 Edition), NFPA 72 (2013 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (Mountain View City Code, Sections 14.10.27, 14.10.28, and California Fire Code, Section 903.)
- 145. **STANDPIPE SYSTEM:** Provide a Class III standpipe system. (Mountain View City Code, Sections 14.10.29, 14.10.30, 14.10.31, and 14.10.32 and California Fire Code, Section 905.)
- 146. **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.)
- 147. **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 combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Three (3) complete sets of shop-quality drawings shall be submitted for review and approval. (NFPA 24 (2013 Edition) and Mountain View Fire Department requirements.)
- 148. **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.)
- 149. **FIRE EXTINGUISHERS:** Install Class K fire extinguishers in the commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 904.11.5.)
- 150. **FIRE EXTINGUISHING SYSTEMS:** Submit three (3) sets of shop-quality drawings for the cooking appliance fire extinguishing system(s). Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 904.2.1.)
- 151. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in

accordance with California Fire Code and Mountain View Fire Department specifications. Three (3) complete sets of fire alarm system shop-quality drawings shall be submitted for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements. (California Fire Code, Section 907 and Mountain View City Code, Section 14.10.33.)

152. **SMOKE ALARMS:** All residential occupancies shall be provided with California State Fire Marshal-listed smoke alarms. Smoke alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 907.)

FIRE DEPARTMENT ACCESS

153. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code, Section 506.)
154. **KEYSWITCH:** Install an approved keyswitch per the Fire Protection Engineer's directions. Call the Building Inspection Division at 650-903-6313 for instructions. (California Fire Code, Section 506.) **Required at gate for underground parking garage.**
155. **STRETCHER REQUIREMENTS:** In all structures four (4) or more stories in height, at least one elevator shall be provided with a minimum clear distance between walls or between walls and door, excluding return panels, of not less than 80"x54", and a minimum distance from wall to return panel of not less than 51" with a 42" side slide door, unless otherwise designed to accommodate an ambulance-type stretcher 84"x24" in the horizontal position. (California Building Code, Section 3002.)

EGRESS AND FIRE SAFETY

156. **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 1006.)
157. **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 1011.)
158. **FLOOR-LEVEL EXIT SIGNS:** Floor-level exit signs shall be provided in all interior exit corridors of Group A, E, I, and Group R2.1 occupancies and in all interior rated exit corridors serving guest rooms of hotels in R1 occupancies. (California Building Code, Section 1011.)
159. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1008.1.10.)
160. **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.)
161. **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.)

162. **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.
163. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.3.)
164. **ON-SITE DRAWINGS:** Submit two (2) 8.5"x11" plot plan drawings according to Fire Department specifications prior to final Certificate of Occupancy.
165. **EMERGENCY PROCEDURE MAPS:** In all office buildings two (2) or more stories in height, except high-rise buildings, a floor plan providing emergency procedures information shall be posted at every stairway landing, at every elevator landing, and immediately inside all public entrances to the building. The information shall be posted so that it describes the represented floor level and can be easily seen immediately upon entering the floor level or the building. Emergency procedures information shall be printed with a minimum of 3/16" high nondecorative lettering providing a sharp contrast to the background. Emergency procedures information shall include, but not be limited to, the following: (1) location of exits and fire alarm initiating stations, if required; (2) what the fire alarm, if required, sounds and looks like (audible and visual warning devices); (3) Fire Department emergency telephone number, 9-1-1; and (4) the prohibition of elevator use during emergencies, if any. (California Code of Regulations, Title 19, Section 3.09.)
166. **STAIRWAY IDENTIFICATION SIGNS:** In buildings four (4) or more stories in height, approved stairway identification signs shall be located at each floor level in all enclosed stairways. The sign shall identify the stairway and indicate whether there is roof access, the floor level, and the upper and lower terminus of the stairway. The sign shall be located 5' above the floor landing in a position which is readily visible when the door is in the open or closed position. (California Building Code, Section 1022.9.)

EXTERIOR IMPROVEMENTS

167. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two (2) sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. Call the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 304.3.)
168. **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. (Mountain View City Code, Section 14.10.20.)

OTHER

169. **EMERGENCY ESCAPE OPENING ACCESS:** Provide clear space and ladder pads at ground level for emergency escape opening access in R and I-1 occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12' long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code, Section 1029.)
170. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code, Section 510.)

URBAN RUNOFF

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. “Stormwater Quality Guidelines for Development Projects” can also be accessed at the following link to the Fire Department website: <http://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=13392>

171. **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.
172. **ENGINEERED DRAWINGS:** Treatment systems and/or porous pavement, pavers, and other uncompacted surfaces require engineered drawings.
173. **SWIMMING POOLS, SPAS, AND FOUNTAINS:** Swimming pools, spas, and fountains shall be installed with a sanitary sewer cleanout in a readily accessible nearby area to allow for draining.
174. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.
175. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.
176. **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.
177. **PARKING GARAGES:** For multiple-level parking garages, interior levels shall be connected to an approved wastewater treatment system discharging to the sanitary sewer.
178. **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.

179. **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
180. **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.
181. **FOOD SERVICE ESTABLISHMENTS:** Submit completed Plan Checksheet for new Food Service Establishments with the building permit submittal, including location and sizing calculations for the grease removal device for the restaurant use.

NOTE: The applicant shall file a tentative map for approval and recordation in accordance with the approved Planned Community Permit, the City Code, and the State Map Act. The permit authorizing approval of the project is conditioned upon obtaining an approved tentative map. Failure to obtain an approved subdivision shall render the project invalid.

NOTE: Zoning permits may be extended for up to an additional two years after public hearing review by the Zoning Administrator in compliance with the procedures described in the Zoning Ordinance. An application for extension must be filed with the Planning Division of the Community Development Department, including appropriate fees, prior to the original expiration date of the permit.

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

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