

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

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APPLICATION NO.:

PL-9639

DATE OF FINDINGS:

September 24, 2025

EXPIRATION OF ZONING PERMIT:

September 24, 2027

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

Applicant's Name:

**Daniel Chan for Chinese Church in Christ**

Property Address:

Assessor's Parcel No(s).:

Zone:

**935 Sierra Vista Avenue**

**153-03-019**

**MM(40)**

Request:

**Request for a modification to an existing Conditional Use Permit (024-90-UPA) for an existing church use at 920 Sierra Vista Avenue to allow ancillary membership organization use within an existing 11,456 square foot industrial building located across the street at 935 Sierra Vista Avenue with shared parking (a parking reduction is requested as the parking will be shared between the two sites); and a Development Review Permit to construct minor facade and site modifications to the existing industrial building on a 0.89-acre site. The Conditional Use Permit modification expands the church's existing operations at 920 Sierra Vista Avenue to include use of the neighboring building at 935 Sierra Vista Avenue.**

APPROVED ☐

CONDITIONALLY ☒  
APPROVED

DISAPPROVED ☐

OTHER ☐

**FINDINGS OF APPROVAL:**

The modification to an existing Conditional Use Permit (024-90-UPA) for an existing church use at 920 Sierra Vista Avenue to allow ancillary membership organization use within an existing 11,456 square foot industrial building located across the street at 935 Sierra Vista Avenue and a shared parking reduction (as the parking will be shared between the two sites) is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25:

- A. **The proposed use is conditionally permitted within the MM (General Industrial) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the MM (General Industrial) Zoning District and complies with all the applicable provisions of Chapter 36 (Zoning) of the City Code (e.g., floor area ratio (FAR), height, setbacks, and minimum landscaping). The proposed membership organization use would be compatible with the 935 Sierra Vista Avenue site and will provide ancillary services to the existing church use across the street at 920 Sierra Vista Avenue. Operations at the proposed facility would be integrated with the church's existing activities, distributing congregants between the two sites while offering additional area for recreational activities, classrooms, and administrative office. Use of the project site will be limited to church congregants and staff (not the general public) and is not intended to expand the congregation.

The project proposes shared parking with the church site at 920 Sierra Vista Avenue. The project site will provide 49 parking spaces, whereas 67 spaces are required for the proposed use (26.9% parking reduction). Shared parking with the church site would allow sufficient parking for all church congregants and staff who would use the proposed facility. The applicant has provided evidence to demonstrate that the proposed parking reduction on-site will not result in a parking deficiency per

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

Section 36.32.70, Shared Parking Reduction, of the City Code. Staff supports the proposed parking reduction based on the following factors and conditions of approval:

1. A parking study, prepared by Hexagon Transportation Consultants, Inc., dated June 25, 2025, which evaluated the cumulative parking demand generated by existing congregants, proposed operations, and the available parking supply on both the project and church sites. The church site currently provides 102 existing parking spaces. The project site will add 49 spaces for a total of 151 spaces available to the congregants and staff across both sites. Additionally, the study identified existing reciprocal parking agreements with adjacent properties located at 1959 Leghorn Street and 1987 Leghorn Street. These agreements provide an additional 38 parking stalls available to congregants during specified peak demand hours. As a result, the total number of available parking spaces during peak usage would be 189, which exceeds the required 186 spaces under the applicable church parking ratio, thereby ensuring compliance.
  2. The applicant has provided an operational summary to ensure that activities will be distributed between the two sites to ensure that at no time, particularly during Sunday peak demand, will the combined total number of congregants at both sites exceed 350. This is consistent with the maximum congregant count established in the original Conditional Use Permit (CUP).
  3. With the addition of four short-term bicycle spaces proposed with this project, the site complies with the required number of bicycle parking spaces where none were previously provided at the 935 Sierra Vista site. The added bicycle parking will facilitate staff and congregant use of an alternate mode of travel to the site and support reduced parking demand.
  4. A condition of approval will require a Shared Parking Agreement to be recorded to document the shared use of parking between the project and church site at 920 Sierra Vista Avenue to ensure that the required parking spaces are provided, maintained, and used as approved for the life of the two facilities. This condition will also provide for monitoring and potential reevaluation if parking issues arise as a result of a new use or ownership at the project site;
- B. **The proposed use is consistent with the General Industrial Land Use Designation of the General Plan.** The proposed use is consistent with the General Industrial Land Use Designation of the General Plan because the proposed use will be ancillary to the existing church use at 920 Sierra Vista Avenue, and proposed activities will promote church services for the surrounding neighborhood in line with General Plan Goal LUD 4 (Local services within comfortable walking distance of residents) and encourage a mix of land uses within the neighborhood and surrounding community (LUD 3.2, Mix of land uses);
- C. **The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity.** The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity because the use will operate as an ancillary use to the existing church site at 920 Sierra Vista Avenue, serving existing congregants and redistributing activity across the two sites without increasing the overall congregant count. Activities are proposed during hours consistent with the church operations and are limited to church members and staff (not open to the general public). Minimal exterior site and building modifications are proposed, with no changes to building height, massing, or overall form. Additionally, the project proposes a 12' wide, high-visibility pedestrian crosswalk across Sierra Vista Avenue for increased pedestrian safety and circulation to and from the project site;
- D. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located.** Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located because the project retains the existing height, massing, and roof form of the existing single-story industrial building. Exterior building modifications are minimal and include door and window relocations within existing frames, repainting the existing building stucco to match the church building, and a new metal entry awning and building-mounted wall lights to complement the contemporary color update. The project proposes no increase in floor area or height and only proposes modifications to modernize the facade and improve on-site safety without compromising the industrial character of the area and adjacent residential neighborhood; and
- E. **The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Conditional Use Permit complies with the California Environmental Quality Act (Pub. Res. Code § 21000, *et seq.*) ("CEQA")

pursuant to CEQA Guidelines (Cal. Code Regs., Title 14) Section 15301 ("Existing Facilities") as the project consists of the operation, repair, maintenance, and minor site and building alterations of to an existing industrial building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Development Review Permit to allow minor facade and site modifications to an existing 11,456 square foot industrial building is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines since it retains the existing one-story building and overall site layout while proposing minor exterior updates to the building (repainted stucco, a modern metal entry awning, new lighting) and at-grade site improvements, including accessible path refinements and a new concrete pedestrian pad at the building entry, to enhance pedestrian access and site circulation. The site retains consistency with the development standards of the MM Zoning District as no increases to height, floor area, and building setbacks are proposed;
- B. **The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development.** The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the proposed project proposes minor building modifications, which include an updated color palette and complementary black metal awnings and light fixtures, to match the existing church building at 920 Sierra Vista Avenue. No other massing changes are proposed, and existing rooftop equipment will remain screened by the parapet;
- C. **The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets, sidewalks, and other public property.** The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property as the project generally maintains the existing site configuration while proposing only minor site modifications to add bicycle parking, provide pedestrian circulation enhancements around the building perimeter, and a new concrete pad near the driveway entry to accommodate the designated, compliant trash staging area. Additionally, a new 12', high-visibility pedestrian crosswalk proposed across the Sierra Vista Avenue to connect the project and church site at 920 Sierra Vista Avenue will enhance pedestrian safety within the public right-of-way;
- D. **The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by preserving existing landscaped areas and street-facing plantings, with no reductions except for the installation of an approximately 56 square foot concrete pad within an unvegetated portion of the front yard to accommodate the Code-required four new short-term bicycle racks. The project will maintain compliance with the minimum front yard landscaping and total landscape area requirement;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by maintaining curb cut locations, compliant drive aisles, clear sight lines at driveways, and illumination for pedestrian and vehicular areas. A new trash management plan will help to ensure safer on-site trash pickup. The new pedestrian pad at the building entry and extended sidewalk along the east elevation enhances on-site pedestrian circulation. Additionally, a new 12', high-visibility pedestrian crosswalk proposed along project frontage on Sierra Vista Avenue will help enhance pedestrian safety and access to and from the project site to the church site at 920 Sierra Vista Avenue; and
- F. **The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Conditional Use Permit complies with the California Environmental Quality Act (Pub. Res. Code § 21000, *et seq.*) ("CEQA") pursuant to CEQA Guidelines (Cal. Code Regs., Title 14) Section 15301 ("Existing Facilities") as the project consists of the operation, repair, maintenance, and minor site and building alterations of to an existing industrial building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

This approval is granted to allow a modification to an existing Conditional Use Permit (024-90-UPA) for an existing church use at 920 Sierra Vista Avenue to allow ancillary membership organization use within an existing 11,456 square foot industrial building located across the street at 935 Sierra Vista Avenue with shared parking and minor facade and site modifications to the existing industrial building located on Assessor's Parcel No. 153-03-019. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by Stoecker and Northway Architects, for Chinese Church in Christ, dated August 25, 2025.
- b. Parking Study prepared by Hexagon Transportation Consultants, Inc., dated June 25, 2025.
- c. Project Description Letter, received February 18, 2025.

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

Planning Division—650-903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov)

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

**PERMIT SUBMITTAL REQUIREMENTS**

7. **SHARED PARKING AGREEMENT:** Prior to final occupancy, the applicant shall submit a shared parking agreement between the project site for a membership organization use and church use located at 920 Sierra Vista Avenue for Zoning Administrator review and approval. Once executed and recorded, the shared parking agreement shall run with the land and document reciprocal shared use of parking and access consistent with the approved operations, remain in effect for the life of the facilities, and not be modified or terminated without prior City approval and provision of equivalent parking or other approved measures.

If parking issues arise or if there is a change in use or ownership at the project or church site, the City may require reevaluation at a subsequent hearing. **(PROJECT-SPECIFIC CONDITION)**

8. **AIR QUALITY:** The applicant is required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.
9. **TENANT IMPROVEMENTS:** Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the proposed use by the Zoning Administrator, or designee, prior to permit issuance.
10. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Division.
11. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
12. **ZONING INFORMATION:** The following information must be listed on the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning district designation; (c) total floor area ratio and residential density in units per acre, if applicable; (d) lot area (in square feet and acreage); and (e) total number of parking spaces.
13. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved project, including conditions of approval, shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
14. **COLOR CHIPS:** At submittal of building plan check, provide a set of color chips, and the color scheme shall be shown on the elevations.
15. **SIGNAGE:** No signs are approved as part of this application. Any new signage will require separate planning and/or building permits. Application form and submittal requirements are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms).

#### OPERATIONS

16. **FACILITY USE:** Use of the project site shall be limited to existing and proposed operations serving the church congregation. The proposed facility shall not be used for events involving individuals who are not part of the congregation nor for assemblies during peak weekend hours, including, but not limited to, during Sunday services and fellowship meetings. **(PROJECT-SPECIFIC CONDITION)**
17. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
18. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are Monday through Sunday from 8:00 a.m. to 10:00 p.m. per the operations plans approved with this permit. Any proposed change to the approved days and/or hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit. **(PROJECT-SPECIFIC CONDITION)**
19. **LOADING/DELIVERY PLAN:** Prior to building permit issuance, the applicant shall develop a plan specifying measures to manage on-site deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land uses.

#### SITE DEVELOPMENT AND BUILDING DESIGN

20. **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.
21. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit in the building permit drawings for review and approval by the Zoning Administrator prior to the issuance of building permits.
22. **PAINT BRUSH-OUTS:** The applicant shall paint a portion of the building or a mock-up wall with the proposed color scheme for inspection by the Planning Division. 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.
23. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
24. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air condenser (AC) units or generators, shall be concealed behind opaque screening. No mechanical equipment is permitted on front porches or balconies but may be located in the fenced yard area or building rooftops.
25. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
26. **LIGHTING PLAN:** The applicant shall submit a lighting plan in building permit drawings. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no glare and light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Zoning Administrator prior to building permit issuance.
27. **BIKE PARKING FACILITIES:** The applicant shall provide a minimum of four (4) short-term bike parking racks (equal to 5% of required vehicular parking) for visitors on the project site as shown on the plans. These spaces shall secure the frame and both wheels. **(PROJECT-SPECIFIC CONDITION)**

#### TREES AND LANDSCAPING

28. **LANDSCAPING:** Detailed landscape plans encompassing on- and off-site plantable areas out to the street curb must be included in building permit drawings. Minimum plant sizes are flats or one-gallon containers for ground cover, five-gallon for shrubs, and 24" box for trees. The drawings must be approved by the Zoning Administrator prior to building permit issuance and implemented prior to occupancy. All plans should be prepared by a licensed Landscape Architect and should comply with the City's Landscape Guidelines, including the Water Conservation in Landscaping Regulations (forms are available online at [www.mountainview.gov/planningforms](http://www.mountainview.gov/planningforms)). Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
29. **LANDSCAPE CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing the landscaping has been installed in accordance with all aspects of the approved landscape plans and final inspection(s), subject to final approval by the Zoning Administrator.
30. **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.

31. **STREET TREE PROTECTIONS:** All designated City street trees are to be protected throughout construction activity with protection measures shown on building permit plans.

#### NOISE

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

36. **CONSTRUCTION PARKING:** The applicant shall prepare a construction parking management plan to address parking demands and impacts during the construction phase of the project by contractors or other continued operations on-site. The plan shall also include a monitoring and enforcement measure which specifies on-street parking is prohibited and will be monitored by the owner/operator of the property (or primary contractor), and penalties will be enforced by the owner/operator of the property (or primary contractor) for violations of on-street parking restrictions. Violations of this provision may result in a stop-work notice being issued by the City for development project. The construction parking management plan shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
37. **NOTICE OF CONSTRUCTION:** The applicant shall notify neighbors within 750' of the project site of the construction schedule in writing, prior to construction. For multi-phased construction, separate notices may be required for each phase of construction. A copy of the notice and the mailing list shall be submitted for review prior to issuance of building permits.
38. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site. The sign must also list an emergency after-hours contact number for emergency personnel.
39. **HEALTH AND SAFETY MEASURES:** The permittee/contractor is responsible for preparing and implementing an appropriate health and safety plan to address the contamination and manage the operations in a safe manner and in compliance with the Cal/OSHA Construction Safety Orders and other state and federal requirements.
40. **BASIC AIR QUALITY CONSTRUCTION MEASURES:** The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures: (a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per

day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

41. **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) the contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) the contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) the contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) the contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) the contractor will cover the bottom of excavated areas with sheeting when work is not being performed.
42. **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.
43. **DISCOVERY OF HUMAN REMAINS:** In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, the Coroner shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
44. **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.



Building Division—650-903-6313 or [building@mountainview.gov](mailto:building@mountainview.gov)

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

45. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
46. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
47. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
48. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
49. **ACCESSIBILITY REQUIREMENTS:**
  - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
50. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at [www.mountainview.gov/greenbuilding](http://www.mountainview.gov/greenbuilding).
51. **REACH CODES FOR NONRESIDENTIAL (EXISTING CONSTRUCTION):** When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered, and the work requires a building permit, the project shall comply with MVCC Section 8.20.43.
52. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
53. **ADDRESSES:** All street names, street numbers, residential apartment numbers, ADU numbers, and suite numbers will be processed by the Building Division prior to permit issuance.
54. **APPROVALS REQUIRED:** The project requires approval of the Santa Clara County Environmental Health Department (SCCHD) prior to building permit submittal to the Building Division. Visit SCCHD online at <https://ehinfo.sccgov.org/home> or by phone at 408-918-3400 to obtain information and requirements for approval.
55. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
56. **WORK HOURS/CONSTRUCTION SITE SIGNAGE:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 6:00 p.m., Monday through Friday, nor shall any work be permitted on Saturday or Sunday or any holiday unless prior approval is granted by the Chief Building Official. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours (see job card for specifics) and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.70 of the MVCC and/or suspension of building permits.

Fire Department—650-903-6343 or [fire@mountainview.gov](mailto:fire@mountainview.gov)

#### FIRE PROTECTION SYSTEMS AND EQUIPMENT

57. **FIRE SPRINKLER SYSTEM TENANT IMPROVEMENT:** The automatic fire sprinkler system shall be altered as necessary to accommodate interior improvements. Shop-quality drawings shall be submitted electronically for review and approval prior to installation. All new and/or existing water flow indicators and system control valves shall be monitored by a central station monitoring alarm company. All work shall conform to NFPA 13, NFPA 72, and Mountain View Fire Department specifications.
58. **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.)
59. **FIRE EXTINGUISHERS (COOKING AREAS):** Install Class K fire extinguishers in commercial cooking equipment areas. (California Code of Regulations, Title 19, Chapter 3, and California Fire Code, Section 904.13.)
60. **FIRE EXTINGUISHING SYSTEMS:** Shop-quality drawings for the cooking appliance fire extinguishing system(s) shall be submitted electronically. (California Fire Code, Section 904.2.2.) **NOTE:** Hood and duct system deferred permit/submittal required if grease laden vapors will be produced during cooking operations.
61. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Shop-quality drawings shall be submitted electronically for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. (California Fire Code, Section 907, and Mountain View City Code, Sections 14.10.36 and 14.10.37.)

#### FIRE DEPARTMENT ACCESS

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

#### EGRESS AND FIRE SAFETY

63. **EXIT ILLUMINATION:** Exit paths shall be illuminated any time the building is occupied with a light having an intensity of not less than one footcandle at floor level. Power shall normally be by the premises wiring with battery backup. Exit illumination shall be indicated on the electrical plan sheets in the drawing sets. (California Building Code, Section 1008.)
64. **EXIT SIGNS:** Exit signs shall be internally or externally illuminated and provided with battery backup per Uniform Building Code Chapter 10. Exit signs shall be posted above each required exit doorway and wherever otherwise required to clearly indicate the direction of egress. (California Building Code, Section 1013.)
65. **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 1013.)
66. **EXIT DOORS IN GROUPS A, E, H, AND I OCCUPANCIES:** Exit doors shall be provided with approved panic hardware. (California Building Code, Section 1010.2.9.)
67. **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 not be 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.)
68. **GROUP A, E, I, AND R1 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.)

69. **INTERIOR WALL AND CEILING FINISHES:** 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.
70. **POSTING OF ROOM CAPACITY:** Any room used for assembly purposes shall have the capacity of the room posted in a conspicuous place near the main exit from the room. (California Building Code, Section 1004.9.)
71. **ON-SITE DRAWINGS:** Submit electronic (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

#### EXTERIOR IMPROVEMENTS

72. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)
73. **PREMISES IDENTIFICATION:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Address signs shall be a minimum of 6" in height and a minimum of 0.5" in width. (Mountain View City Code, Section 14.10.18.)

Public Works Department—650-903-6311 or [public.works@mountainview.gov](mailto:public.works@mountainview.gov)

#### STREET IMPROVEMENTS

74. **PUBLIC IMPROVEMENTS:** Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These public improvements shall meet City requirements and include, but are not limited to:
  - Raised midblock crossing on Sierra Vista Avenue, including truncated domes;
  - Install new storm drain inlet and connection to City main at southwest corner of crosswalk;
  - Install two new pedestrian crossing sign with push button on each end of midblock crossing; and
  - Install new streetlight or modify existing streetlight.
- a. **Improvement Agreement:** Prior to the issuance of the building permit, the property owner must sign a Public Works Department improvement agreement for the installation of the public improvements.
- b. **Bonds/Securities:** Prior to the issuance of any building permits, the property owner must sign a Public Works Department faithful performance bond (100% of Infrastructure Quantities) and materials/labor bond (100% of Infrastructure Quantities), or provide a cash deposit (100% of Infrastructure Quantities), or provide a letter of credit (150% of Infrastructure Quantities) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney's Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury's Listing of Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available at: [www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570\\_a-z.htm](http://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm). The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.
- c. **Insurance:** Prior to the issuance of any building permits, the property owner must provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Contractors' Pollution Liability, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.

75. **INFRASTRUCTURE QUANTITIES:** For projects with off-site improvement plans, submit with the first submittal of the building permit and improvement plans a construction cost estimate indicating the quantities of street and utility improvements. A separate construction cost estimate shall also be submitted with the first submittal of the building permit and improvement plans for private common street and utility improvements for Common Green and Townhouse-Type Condominium developments. The construction cost estimate is used to estimate the cost of street and utility improvements and to determine the Public Works plan check and inspection fees. The construction cost estimate shall be prepared by the civil engineer preparing the improvement plans.
76. **EXCAVATION PERMIT:** For projects with any work within the public right-of-way, upon first submittal of the building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
77. **OFF-SITE IMPROVEMENT PLANS:** Prepare off-site public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, Submittal Checklist, Plan Review Checklist, and the conditions of approval of the project. The plans are to be drawn on 24"x36" sheets at a minimum scale of 1" = 20'. The plans shall be stamped by a California-registered civil engineer and shall show all public improvements and other applicable work within the public right-of-way.
- Traffic control plans for each phase of construction shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) for work that impacts traffic on existing streets. Construction management plans of on-site parking for construction equipment and construction workers and on-site material storage areas must be submitted for review and approval and shall be incorporated into the off-site improvement plans identified "For Reference Only."
- Off-site improvement plans, an initial plan check fee based on the Public Works fee schedule, Improvement Plan Checklist, and items noted within the checklist must be submitted together as a separate package concurrent with the first submittal of the building plans. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).
- The off-site plans must be approved and signed by the Public Works Department. After the plans have been signed by the Public Works Department, two full-size and two half-size black-line sets, one PDF of the signed/stamped plan set, and a USB flash drive with CAD file and PDF must be submitted to the Public Works Department prior to the issuance of the building permit.
78. **TRAFFIC CONTROL PLANS:** For projects with any work within the public right-of-way, upon first submittal of the building permit and improvement plans, the applicant shall submit traffic control plans for any off-site and on-site improvements or any work that requires temporary lane closure, shoulder closure, bike lane closure, and/or sidewalk closure for review and approval. Sidewalk closures are not allowed unless reconstruction of sidewalk necessitates temporary sidewalk closure. In these instances, sidewalk detour should be shown on the Traffic Control plans. Traffic control plans shall show and identify, at a minimum, work areas, delineators, signs, and other traffic-control measures required for work that impacts traffic on existing streets and shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD) and the latest City standards. A completed Traffic Control Checklist shall be included with each traffic control plan submittal.
79. **NOTIFICATION OF ADJACENT/AFFECTED PROPERTIES:** During improvement plan design, the applicant shall provide advance written notification(s) to owners and tenants of adjacent and affected properties describing the nature of the proposed public improvements and estimated project duration, as determined necessary by the Public Works Department. The notice(s) shall be approved by the City prior to distribution.
80. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project is required to remove or modify all objects, including, but not

limited to, landscape, hardscape, poles, bollards, miscellaneous structures (including columns), signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., that are not compliant with safety triangle height and clearance requirements.

81. **PHOTOMETRIC ANALYSIS:** Submit a photometric analysis for midblock crossing. The analysis shall show all existing and/or proposed streetlights (show and identify pole height, arm length, and location). The analysis shall calculate the minimum, maximum, average illuminance values, and uniformity ratios for each crosswalk, shown separately. The project shall be required to install new streetlights or modify existing streetlights, as determined by the City Traffic Engineer, to ensure locations are compliant with minimum lighting requirements per the latest City Standard Details. (City Standard Detail E-1A/E-1B.)

LED street light fixture shall be Leotek GreenCobra Series (EC-series discontinued) per City Standard Detail E-1A.

82. **ROADWAY SIGNING, STRIPING, AND PAVEMENT MARKINGS:** Signing and striping plans shall be prepared in accordance with the latest edition of the California Manual of Uniform Traffic Control Devices (CA MUTCD). All new striping and pavement markings shall be thermoplastic. All striping and markings damaged and/or removed as part of construction and pavement work shall be replaced with thermoplastic striping. The specific areas of work shall be clearly identified and shown on the plans to the satisfaction of the City Traffic Engineer.

Install advanced warning signs for pedestrian crossing for northbound travel, "PED XING" pavement markings, yield lines with R1-5 sign, and 50' centerline striping (detail 22) in each direction of the new midblock crosswalk.

83. **RED CURB AT CROSSWALKS:** Street curbs adjacent to a public crosswalk shall be painted red a minimum of 20' on the approach sides and a minimum of 10' in each of the other directions, as determined and approved by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
84. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances, including entrances to underground parking garages, shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
85. **STOP-CONTROLLED SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled to address conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s). The specific areas of work shall be clearly identified and shown on the plans.

#### UTILITIES

86. **POTHOLING:** Potholing shall be completed prior to the first submittal of the building plans and improvement plans. Utilities shall be potholed to determine the depths and locations of existing subsurface utilities where improvements are proposed for construction, including, but not limited to, new utility crossings and installation of signal and streetlight pole foundations. Proposed pothole locations for signal pole foundations shall be approved by the City Traffic Engineer prior to potholing. Existing pavement sections shall also be recorded for all potholes. Obtain an Excavation Permit from the Public Works Department prior to performing potholing. Incorporate pothole data on the first submittal of improvement plans, including, but not limited to, pothole location, depth of utility, and pavement sections.
87. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees, and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed.

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

sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.

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

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

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

#### SOLID WASTE AND RECYCLING

91. **RECOLOGY MOUNTAIN VIEW:** The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans: "Recology Mountain View is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in code enforcement action."
92. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
93. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
94. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.

This 11,456 square foot commercial property must have trash, recycling, and organics/composting service. Both the trash enclosure and the trash staging area must be designed to accommodate a once-per-week service level of one 2-cubic yard trash, one 2-cubic yard mixed recycling, and one 96-gallon compost bin. Display on the plans the trash enclosure and staging area layout, location, and dimensions to scale with minimum service levels indicated below.

- Trash enclosure must have the minimum interior measures of approximately 16'x13', not including interior curbs or footing.
- Trash enclosure gates require minimum of 6' width and be able to be secured in both the fully open and the fully closed positions.

- Maintain 1' between bins, interior curbs, and walls in the trash enclosure. If there is no interior berm or curb, there shall be bumpers on the walls to avoid damage from bins hitting it.
- Trash staging area must have the minimum dimensions of 17'x12', not including curbs or footing.
- Property management shall bring all bins and carts to the designated trash staging area on collection day(s) and remove promptly after service. The hauler shall only service from the designated trash staging area and will not service from the existing trash enclosure at the back of the property.
- Service days, frequency, and timing are determined by the City and waste hauler, not the customer. Service days are Monday through Friday. On collection day, the containers must be accessible by the waste hauler during service hours from 6:00 a.m. to 5:00 p.m. Commercial accounts may have Saturday trash and/or cardboard service as a fifth service day only if the City has already approved for the project to have four-day-per week service.
- The path of travel to roll out the trash bins for servicing must be flat and smooth. Bins will not be rolled over pavers, curbs, or stamped surfaces.
- The property shall have a commercial flared driveway to minimize running over curbs when entering/exiting the property.
- Install a concrete stress pad the same width as the staging area extending 10' at a designated area for collection vehicle service and be designed to accommodate the weight of a 60,000-pound collection vehicle.
- Any movement of bins over 30' is subject to hauler rollout fees. Current rollout fee is \$0.75 per foot per container per month.
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.

The business owner will provide equal access to three-sort station containers in the prep kitchen, coffee room, and break room areas for all occupants to be able to source separate compostable material and recyclables. The three-sort station containers must be adjacent to each other and in the same area. New containers shall be labeled and color-coded for recycling (blue), composting (green), and trash (gray or black). All signage shall be approved by City Solid Waste staff.

#### CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

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

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

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

AMBER BLIZINSKI, ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR

AB/JT/CDD/FDG  
PL-9639

DRAFT