

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION CONDITIONALLY APPROVING A PLANNED UNIT
DEVELOPMENT PERMIT, DEVELOPMENT REVIEW PERMIT, AND
HERITAGE TREE REMOVAL PERMIT TO CONSTRUCT
A FOUR-UNIT RESIDENTIAL DEVELOPMENT AND
REMOVE TWO HERITAGE TREES AT 858 SIERRA VISTA AVENUE

WHEREAS, an application was received from Paul Ryan and Jagpal, LLC, for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to remove two Heritage trees and construct a four-unit, small-lot, single-family development at 858 Sierra Vista Avenue (Application No. 263-13-PUD); and

WHEREAS, the Zoning Administrator held a public hearing on September 24, 2014 on said application and recommended that the City Council conditionally approve the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit subject to the findings and conditions of approval contained in the Findings Report; and

WHEREAS, the City Council held a public hearing on November 12, 2014 on said applications and received and considered all evidence presented at said hearing, including the Findings Report from the Zoning Administrator and City Council report; and

WHEREAS, the City has determined that this project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 ("New Construction or Conversion of Small Structures"), Section 15301 ("Existing Facilities"), and Section 15304 ("Minor Alterations to Land");

NOW, THEREFORE, BE IT RESOLVED by the City Council that the Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit for said project are hereby granted subject to the applicant's fulfillment of each and all of the conditions which are attached hereto and incorporated herein by reference and makes the following findings regarding:

1. The Planned Unit Development Permit pursuant to Section 36.46.90 of the Zoning Ordinance.

A. The proposed small-lot, single-family homes are allowed within the R3-2 Multiple-Family Residential Zoning District through a Planned Unit Development because the individual lots are smaller than the minimum lot size otherwise required by the R3-2 Zoning District, but the total density (dwelling units per acre) of the project (7.7 dwelling units per acre) is lower than the allowed density (10 dwelling units per acre) of the R3-2 Zoning District;

B. The site is physically suitable for the type and intensity of the land use being proposed since the type will be single-family homes with a proposed density of less than allowable density of 10 dwelling units per acre and the project is proposed at 7.7 dwelling units per acre;

C. The proposed project would be harmonious and compatible with existing and future developments within the zoning district and surrounding area because the project site is surrounded by similar multi-family uses;

D. The proposed residential project will constitute a residential environment of sustained desirability and stability and will result in an intensity of land utilization no higher than, and standards of open space no less than, permitted for a similar development within the zoning district because the development is below the allowable density and open space requirement and provides open space for each individual unit;

E. The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community because only minor deviation from the small-lot, single-family development guidelines were necessary and homes were designed to be compatible to the surrounding neighborhood;

F. The proposed project is in substantial compliance with the intent of requirements of the R3-2 Multiple-Family Residential Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone and, therefore,

justifies the exceptions to the requirements of this chapter because the project proposes single-family housing in a dense environment;

G. The proposed project complies with the Design Guidelines for small-lot, single-family development, except for minor deviation to the side setback to accommodate a pedestrian sidewalk along the private street in the design and provide a higher-quality design; and

H. The approval of the Planned Unit Development Permit for the proposed project complies with CEQA because the project involves construction of four new single-family residences in a residential zoning district, and is categorically exempt per Section 15303 (“New Construction or Conversion of Small Structures”).

2. The Development Review Permit pursuant to Section 36.44.70 of the Zoning Ordinance.

A. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since the proposed uses are allowed within and meet the development standards of the R3-2 (Multiple-Family Residential) Zoning District and the Small-Lot, Single-Family Development Design Guidelines in terms of proposed parking, landscape improvement, setback requirements, and building design;

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 based on the superior design, attention to details, and use of high-quality materials. After two formal reviews, the Development Review Committee (DRC) recommended approval of the project. The applicant worked with staff and revised the design to satisfy the DRC comments and recommendations;

C. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, by incorporating pavers along the private street to connect to the public right-of-way, fences, and landscaping along the perimeter of the site and height bulk and massing of the homes that is compatible with surrounding development. Exceptions to the setbacks were granted along the side to accommodate a pedestrian sidewalk along the private street and provide a higher-quality design. The homes are accessed from a tree-lined common driveway which provides vehicular and pedestrian access to each unit from Sierra Vista Avenue. Two of the units will front Sierra Vista Avenue and two will be at the rear of the property. The design incorporates large, wraparound front porches to provide visual interest and a strong pedestrian orientation for the front two units along Sierra Vista Avenue. The second stories of the front units are set back from the first-

floor wall plane along Sierra Vista Avenue, which helps reduce the unit's appearance of bulk and mass. The rear units have also been designed with prominent porches that will be seen from Sierra Vista Avenue;

D. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by planting numerous 24" box trees and an attractive variety of native drought-tolerant landscaping which meet the Water Conservation in Landscaping Zoning Regulations;

E. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing off-street resident parking. The driveway, which consists of decorative pavers, will slow incoming cars onto the site and also act as an entryway for pedestrians to access the site; and

F. The approval of the Development Review Permit for the proposed use is in compliance with CEQA because the project involves construction of four new single-family residences in a residential zoning district, and is categorically exempt per Section 15303 ("New Construction or Conversion of Small Structures").

3. The Heritage Tree Removal Permit pursuant to Section 32.35 of the Mountain View City Municipal Code.

A. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services based on the arborist report prepared by Walter Levison, dated July 10, 2013, which evaluated trees on-site;

B. It is appropriate and necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties based on arborist report prepared by Walter Levison, dated July 10, 2013, which determined that the two Heritage trees in poor health are recommended to be removed;

C. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as a Heritage trees, including their maturity, aesthetic qualities such as canopy, shape, and structure, majestic stature, and visual impact on the neighborhood;

D. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest;

E. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters;

F. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity;

G. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole; and

H. The approval of the Heritage tree removal on the project site is in compliance with CEQA because the project involves new landscaping, two on-site Heritage tree removals due to poor health, and is categorically exempt per Section 15301 (“Existing Facilities”) and Section 15304 (“Minor Alterations to Land”).

TIME FOR JUDICIAL REVIEW

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

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

APPLICATION NO.: 263-13-PUD
DATE OF FINDINGS: September 24, 2014
EXPIRATION OF ZONING PERMIT: September 24, 2016

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:

Paul and Crystal Ryan

Street Address of Property: **858 Sierra Vista Avenue** Assessor's Parcel No.: **153-02-021** Zone: **R3-2**

Request:

Request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home, removal of two Heritage trees on a 0.52-acre project site, and a determination that this project is categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures"), Section 15301 ("Existing Facilities"), and Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines.

APPROVED CONDITIONALLY DISAPPROVED CONTINUED OTHER
APPROVED

*****ZONING ADMINISTRATOR RECOMMENDATION TO CITY COUNCIL*****

FINDINGS OF APPROVAL:

The Planned Unit Development Permit for construction of four small-lot, single-family homes is conditionally approved based upon the conditions contained herein and upon the following findings:

- A. The proposed small lot, single-family homes are allowed within the R3-2 Multiple-Family Residential Zoning District through a Planned Unit Development because the individual lots are smaller than the minimum lot size otherwise required by the R3-2 Zoning District, but the total density (dwelling units per acre) of the project (7.7 dwelling units per acre) is lower than the allowed density (10 dwelling units per acre) of the R3-2 Zoning District;
- B. The site is physically suitable for the type and intensity of the land use being proposed since the type will be single-family homes with a proposed density of less than allowable density of 10 dwelling units per acre and the project is proposed at 7.7 units per acre;
- C. The proposed project would be harmonious and compatible with existing and future developments within the zoning district and surrounding area because the project site is surrounded by similar multi-family uses;
- D. The proposed residential project will constitute a residential environment of sustained desirability and stability and will result in an intensity of land utilization no higher than, and standards of open space no less than, permitted for a similar development within the zoning district because the development is below the allowable density and open space requirement and provides open space for each individual unit;

Owner Agent File Fire Public Works

- E. The location, size, design, and operating characteristics of the proposed project are not detrimental to the public interest, health, safety, convenience, or welfare of the community because only minor deviation from the small-lot, single-family development guidelines were necessary and homes were designed to be compatible to the surrounding neighborhood;
- F. The proposed project is in substantial compliance with the intent of requirements of the R3-2 Multiple-Family Residential Zoning District, and implementation of the proposed harmonious and integrated Planned Unit Development design is superior to standard development in the underlying zone and, therefore, justifies the exceptions to the requirements of this chapter because the project proposes single-family housing in dense environment;
- G. The proposed project complies with the Design Guidelines for small-lot, single-family development, except for minor deviation to the side setback to accommodate a pedestrian sidewalk along the private street in the design and provide a higher-quality design; and
- H. The approval of the Planned Unit Development Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because the project involves construction of four new single-family residences in a residential zoning district, and is categorically exempt per Section 15303 (“New Construction or Conversion of Small Structures”).

Development Review approval for the construction of four small-lot, single-family homes is conditionally approved based upon the conditions of approval contained herein and upon the following findings:

- A. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since the proposed uses are allowed within and meets the development standards of the R3-2 (Multiple-Family Residential) Zoning District and the Small-Lot, Single-Family Development Design Guidelines in terms of proposed parking, landscape improvement, setback requirements, and building design;
- 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 based on the superior design, attention to details, and use of high-quality materials. After two formal reviews, the Development Review Committee (DRC) recommended approval of the project. The applicant worked with staff and revised the design to satisfy the DRC comments and recommendations;
- C. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, by incorporating pavers along the private street to connect to the public right-of-way, fences, and landscaping along the perimeter of the site; and height bulk and massing of the homes that is compatible with surrounding development. Exceptions to the setbacks were granted along the side to accommodate a pedestrian sidewalk along the private street and provide a higher-quality design. The homes are accessed from a tree-lined common driveway which provides vehicular and pedestrian access to each unit from Sierra Vista Avenue. Two of the units will front Sierra Vista Avenue and two will be at the rear of the property. The design incorporates large, wraparound front porches to provide visual interest and a strong pedestrian orientation for the front two units along Sierra Vista Avenue. The second stories of the front units are set back from the first-floor wall plane along Sierra Vista Avenue, which helps reduce the unit’s appearance of bulk and mass. The rear units have also been designed with prominent porches that will be seen from Sierra Vista Avenue;
- D. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by planting numerous 24” box trees and an attractive variety of native drought-tolerant landscaping which meet the Water Conservation in Landscaping Zoning Regulations;

- E. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing off-street resident parking. The driveway, which consists of decorative pavers, will slow incoming cars onto the site and also act as an entryway for pedestrians to access the site; and
- F. The approval of the Development Review Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA) because the project involves construction of four new single-family residences in a residential zoning district, and is categorically exempt per Section 15303 ("New Construction or Conversion of Small Structures").

The Heritage Tree Removal Permit to remove/relocate two Heritage trees (Tree Nos. 1 and 2) is conditionally approved based on the conditions contained herein and the following findings:

- A. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services based on the arborist report prepared by Walter Levison, dated July 10, 2013, which evaluated trees on-site.
- B. It is appropriate and necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties based on arborist report prepared by Walter Levison, dated July 10, 2013, which determined that the two Heritage trees in poor health are recommended to be removed.
- C. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as a Heritage trees, including their maturity, aesthetic qualities such as canopy, shape and structure, majestic stature, and visual impact on the neighborhood.
- D. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.
- E. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters.
- F. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.
- G. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole.
- H. The approval of the Heritage tree removal on the project site is in compliance with the California Environmental Quality Act (CEQA) because the project involves new landscaping, two on-site Heritage tree removals due to poor health, and is categorically exempt per Section 15301 ("Existing Facilities") and Section 15304 ("Minor Alterations to Land").

The approval is granted to allow construction of four small-lot, single-family homes to replace an existing home and removal of two Heritage trees on a 0.52-acre project site located on Assessor Parcel No. 153-02-021. Development shall be substantially as shown on the project material as listed below, except as may be modified by conditions contained herein:

- a. Project drawings prepared by Metropolis Architecture for Ryan Property dated July 23, 2014 and consisting of 20 sheets.
- b. Project arborist report prepared by Walter Levison, dated July 10, 2013 and kept on file in the Community Development Department.

- c. Color and materials board prepared by Ryan Properties and kept on file 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 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 shall require a new Permit.
2. **FULFILLMENT OF CONDITIONS REQUIRED:** This Permit shall become null and void if the required conditions are not satisfied within 30 days of occupancy, or an alternative time period approved by the Zoning Administrator.
3. **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, this approval shall be null and void.

PLANS AND SUBMITTAL REQUIREMENTS

4. **ZONING INFORMATION:** The following information must be listed on the lower right-hand corner of the title sheet of the building permit drawings: (a) zoning permit application number; (b) zoning designation; (c) floor area ratio (or density in units per acre if residential); (d) lot area (in square feet); and (e) total number of parking spaces.
5. **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.
6. **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.
7. **CERTIFICATION OF BUILDING PERMIT PLANS:** The project architect shall certify in writing that the architectural design shown in the building permit plans match the plans approved by the City Council/Zoning Administrator. Any changes must be clearly noted. The project architect shall also certify that the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
8. **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.

SITE DEVELOPMENT AND BUILDING DESIGN

9. **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 building permit submittal.
10. **TRIM MATERIALS:** Trim materials throughout the project shall be wood or high-density foam trims. 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.

11. **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.
12. **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.
13. **COLOR SCHEME:** The applicant shall paint a small portion of the building with the proposed color scheme for inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
14. **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 submittal.
15. **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, 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.

LANDSCAPING

16. **LANDSCAPING:** Proposed landscaping shall be shown on the site plan and submitted with the building permit drawings for review and approval by the Zoning Administrator prior to building permit issuance.
17. **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, subject to final approval by the Zoning Administrator.
18. **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.
19. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the American elm trees before, during, and after construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented.
20. **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.

HERITAGE TREES

21. **IMPLEMENTATION:** Permits to remove, relocate, or otherwise alter Heritage trees cannot be implemented until a project building permit is secured and the project is pursued.
22. **REPLACEMENT:** The applicant shall offset the loss of each Heritage tree with a total of four replacement trees. Each replacement tree shall be no smaller than 24" box and shall be noted on the landscape plan as Heritage replacement trees.

23. **TREE PROTECTION MEASURES:** The tree protection measures listed in the arborist's report prepared by Walter Levison and dated July 10, 2013, 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.
24. **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.

NOISE

25. **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.
26. **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

27. **SINGLE-PHASE DEVELOPMENT:** Construction of the project shall be done in a single phase unless a phased construction project schedule is approved by the Zoning Administrator (or City Council).
28. **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.
29. **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.
30. **DISTURBANCE COORDINATOR:** The project applicant shall designate a "disturbance coordinator" who will be responsible for responding to any local complaints regarding construction noise. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site fence and on the notification sent to neighbors adjacent to the site.
31. **AIR QUALITY:** The applicant will be required to secure a permit from the Bay Area Air Quality Management District or provide written assurance that no permit is required prior to issuance of a building permit.

32. **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.
33. **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.
34. **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.

TECHNICAL REPORTS

35. **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.
36. **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

37. **CC&Rs:** Four copies of the proposed Covenants, Codes, 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.
38. **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 R3-2 (Multiple-Family Residential) Zoning District and shall be approved by the Zoning Administrator. The Covenants, Codes, 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.
39. **GARAGES:** Garages are to be used for resident parking only. Storage is permitted so long as it does not prevent use of garage for required vehicle parking.
40. **PROJECT INFORMATION:** All marketing and sales literature, leasing information, and the Covenants, Codes, 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.
41. **COMMON AREA MAINTENANCE:** In the absence of a homeowners association (HOA), the Covenants, Codes, and Restrictions (CC&Rs) for the complex shall clearly state that the common area (driveway) will be maintained through a maintenance agreement. **(PROJECT-SPECIFIC CONDITION)**

LEGAL AGREEMENTS

42. **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.
43. **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.

44. **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.

45. **MUTUAL ACCESS:** The property owner shall prepare a legal agreement recorded to run with the land providing for mutual access between this property and each of the parcels developed with a home and the common driveway. The agreement shall be approved by the City Attorney and Zoning Administrator and shall state that it may not be modified without the City's consent.
46. **INDEMNITY AGREEMENT:** Prior to the issuance of any building permits, the applicant shall agree, in writing, to defend, indemnify, and hold harmless the City and its officers, agents, and employees in any action brought by a third party to void this Planned Unit Development 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

47. **STREET DEDICATION:** Dedicate a public street easement, as required by the Public Works Director, to widen Sierra Vista Avenue an additional 5'.

FEES

48. **WATER AND SEWER CAPACITY FEES:** This project may be subject to water and sewer capacity fees. These are new fees being implemented by the City. On April 8, 2014, the City Council authorized the amendment of Chapters 28 and 35 of the City Code requiring development projects pay capacity fees, if applicable, for building permits issued on or after July 1, 2015. The applicant shall pay applicable water and sewer capacity fees as required. An informational handout on these fees can be found on the City's website. The April 8, 2014 Council report can be viewed at the following location:

<https://mountainview.legistar.com/LegislationDetail.aspx?ID=1694006&GUID=3B26F71F-FD13-4830-9705-6C9EDC48D254>

Contact the Public Works Department at (650) 903-6311 for any questions related to these fees.

49. **PARK LAND DEDICATION FEE:** Pay the Park Land Dedication 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 final map. 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. Prior to the issuance of the building permit, the applicant shall either: (1) pay the Park Land Dedication Fee; or (2) sign an agreement to defer the payment of the fee in accordance with Section 66007.a of the Government Code and submit a certificate of deposit made payable to the City as security guaranteeing payment of the fee. Guidelines for certificates of deposit are available from the Public Works Department.

STREET IMPROVEMENTS

50. **PUBLIC AND COMMON IMPROVEMENTS:** Install or reconstruct standard public improvements that are required for the subdivision and as required by Chapters 27 and 28 of the Mountain View City Code. The public improvements on Sierra Vista Avenue include, but are not limited to new curb, gutter, and sidewalk along the project frontage; new driveway approach; landscaping and irrigation; utility services (water service lines and meters, and sanitary sewer lateral); and storm drain face of curb drain inlet. The on-site private common improvements include, but are not limited to driveway and underground utilities.
- 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 final map. Sign a

Public Works Department faithful performance bond (100 percent) and materials/labor bond (100 percent), or provide 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 <http://www.fms.treas.gov/c570/index.html>. 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 certificates of deposit are available at the Public Works Department.

- 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 final map. 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.
51. **PUBLIC IMPROVEMENT PLANS:** Prepare public improvement plans in accordance with Chapter 28 of the City Code, the City's Standard Design Criteria, and the conditions of approval of the subdivision. 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. Improvement plans (nine sets), construction cost estimate, and copy of the current preliminary title report or property deed must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement 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, 1 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 approval of the final map.
52. **COMMON IMPROVEMENT PLANS:** Prepare on-site common improvement plans consisting of the proposed demolition, fill, grading, retaining walls, drainage, common driveways, common utilities, public utilities, and other applicable improvements in accordance with Chapter 28 of the City Code, the Standard Design Criteria for Common Green and Townhouse-Type Condominiums, and the conditions of approval of the subdivision. The plans are to be drawn on 24"x 36" sheets at a minimum scale of 1" = 20'. The improvement plans (nine sets) and completed infrastructure data form must be submitted together as a separate package concurrent with the first submittal of the building plans. The improvement plans must be approved and signed by the Public Works Department. After the improvement plans have been signed by the Public Works Department, 10 black-line sets, 1 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 approval of the final map. Where both public and common improvement plans are required, the plans shall be combined into one set of plans.
53. **INFRASTRUCTURE QUANTITIES:** Submit a construction cost estimate form indicating the quantities of the public and common improvements with the submittal of the improvement plans. The construction cost estimate is used to estimate the cost of public and common improvements and to determine the Public Works plan check and inspection fees.
54. **PARKING RESTRICTION:** Parking shall be prohibited within the common driveways, as the parking would obstruct the use of the driveway. These parking prohibitions shall be stated within the CC&Rs. A copy of the CC&Rs with this provision highlighted shall be submitted to the Public Works Department. The common driveway shall be signed and/or striped as "No Parking" or "No Parking – Fire Lane."
55. **ENCROACHMENT RESTRICTIONS:** Private steps, fences, and retaining walls shall not encroach into the public right-of-way.
56. **SPECIAL PAVERS AND CONCRETE:** The proposed pavers, colored concrete, or textured concrete will not be

allowed within the public street or sidewalk.

57. **SIGHT TRIANGLE:** The architecture, on-site landscaping, and signage shall conform to the Side Street/Driveway Triangle of Safety Design Guidelines and Intersection Visibility Traffic Safety Visibility Area Design Guidelines at the driveway so as to not create any sight distance issues for vehicles.

UTILITIES

58. **WATER AND SEWER SERVICE:** New water meters and sanitary sewer laterals shall be installed for each residential unit in accordance with City Code, Section 35.38. The existing services have outlived their useful life and must be abandoned per City standards.
59. **UTILITY MAINTENANCE PLAN:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained. CC&Rs shall include a provision that the homeowners association prepare a private utility maintenance plan for the on-site water, sanitary sewer, and storm drainage facilities. The maintenance plan shall include such elements as flushing of the sanitary sewer and storm lines, cleaning of storm drain inlets and grates, and inspection of the water system (including flushing and exercising of valves and blowoffs). CC&Rs shall also include a provision that the homeowners association prepare a sanitary sewer overflow plan, which includes elements such as 24-hour contact information, response times, confinement, and methods to contain and remediate spills.
60. **WATER METER BANK:** The water meters shall be arranged in a bank of meters adjacent to the public sidewalk. The bank of water meters shall not be located next to the main driveway entrance so as not to impact the aesthetics of the entrance.
61. **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.
62. **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.
63. **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.)
64. **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.

SIDEWALKS AND DRIVEWAYS

65. **ADA SIDEWALK REQUIREMENTS:** A minimum 4' wide Americans with Disabilities Act-compliant public sidewalk shall be provided behind new driveway approaches. Tapers (conforms) shall be provided to connect the proposed public sidewalk on each side of the proposed driveway.
66. **SIDEWALK IMPROVEMENTS:** New curbs, gutters, sidewalks, and driveways on Sierra Vista Avenue are

damaged and shall be constructed.

RECYCLING

67. **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.
68. **CONSTRUCTION AND DEMOLITION ORDINANCE:** This project must comply with the City's Construction and Demolition Ordinance (Mountain View City Code Chapter 16, Article III).

STREET TREES

69. **STREET TREES:** Install standard City street trees along the street frontage.
70. **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).
71. **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)

72. **GRADING, DRAINAGE, AND UTILITY PLANS:** On-site grading, drainage, and utility plans shall be included in the common improvement plans.
73. **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.
74. **SURFACE WATER RELEASE:** Provide a surface stormwater release for the lots, and private common driveway that prevents the buildings from being flooded in the event the storm drainage system becomes blocked or obstructed.
75. **LOT DRAINAGE:** Each residential lot shall be designed to drain toward the public street or private driveway. The drainage system for the privately owned lots shall be designed such that the drainage system does not cross the common property lines unless an exception is approved by the Public Works Department due to unavoidable circumstances (such as to provide drainage to an existing Heritage tree).

FLOOD ZONE

76. **AO FLOOD ZONE:** The site is located within Special Flood Hazard Zone AO, depth 1', and must comply the drainage and flood control requirements of the City Code. The elevation of the lowest floor of the building must be at least 1' above the highest adjacent grade and must be above elevation 12.75 (NAVD 88). The highest adjacent grade is defined as the highest natural elevation of the ground surface prior to construction next to the proposed walls of the structure. Applicant shall obtain a Flood Development Permit from the Public Works Department prior to issuance of the building or Foundation Permit. It is recommended that this permit be obtained before the design of the building plans in order to avoid potential redesign of the building.

77. **GRADING REQUIREMENTS:** For sites located within a special flood hazard zone, the grading or site plan must show the elevation of the finished pad, lowest floor, highest adjacent grade for Flood Zone AO, and base flood elevation for Flood Zone AE. All elevations must be referenced to a City elevation benchmark. The benchmark number, description, elevation, and datum year shall be noted on the grading plan.
78. **FOUNDATION OPENINGS:** If the building is elevated on a solid foundation wall along the perimeter of the building, the crawl space underneath the building is classified as an enclosed area. The grade underneath the building must be equal to or higher than the adjacent grade outside the building on at least one side of the building. Further, the grades outside the building must drain away from the building.

There must be a minimum of two (2) foundation openings on different sides of each enclosed area underneath the building. (If a building has more than one enclosed area, each area must have openings on exterior walls.) The total area of all openings must be at least one (1) square inch for each one (1) square foot of enclosed area. The bottom of each opening can be no more than one foot (1') above the adjacent grade. Any louvers, screens, or other opening covers must not block or impede the automatic flow of floodwaters into and out of the enclosed area. These provisions do not apply to nonresidential buildings that are floodproofed. For more information, see FEMA Technical Bulletin 1, Openings in Foundation Walls (2008).

79. **ELEVATION CERTIFICATE:** The following note shall be clearly shown on the first sheet of the building permit plans: "An elevation certificate shall be submitted to the Chief Building Official and Public Works Director prior to the issuance of a Certificate of Occupancy."
80. **FLOOD INSURANCE CONSIDERATIONS:** The applicant may want to consider elevating an additional 1' or 2' to lower the flood insurance premiums. If the structure's grading pad is raised at least 1' above the base flood elevation, the owner has the option to obtain a Letter of Map Revision to take the structure out of the special flood hazard zone. With a Letter of Map Revision, the owner would not be required to obtain flood insurance for the raised structure. However, the structure and site must be designed and constructed in accordance with FEMA's requirements for a Letter of Map Revision, which are more stringent than the City's requirements for raising a structure.
81. **FLOOD ZONE ELEVATION DATUM:** All base flood elevations on the FEMA Flood Insurance Rate maps are based on the North American Vertical Datum of 1988 (NAVD 88). Please note that the NAVD 88 is several feet higher than the NGVD 29 datum. The elevations required in the Flood Development Permit Application are to be based upon City elevation benchmarks using the NAVD 88 elevation datum. The City's 1998 elevation benchmark survey lists the NGVD 29 and NAVD 88 elevations of City benchmarks within the City. The 2010 benchmark survey is available at the counter of the Public Works Department.

MISCELLANEOUS

82. **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.
83. **WATER RESOURCES PROTECTION COLLABORATIVE (WRPC):** (If SCVWD—Water Resources Protection Collaborative (WRPC) database indicates existing or abandoned wells, insert appropriate conditions.)
84. **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."

85. **OCCUPANCY RELEASE:** 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.
86. **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.
87. **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.

Building Inspection Division – (650) 903-6313

88. **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.
89. **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.
90. **ADDRESSES:** Street names and numbers will be processed immediately prior to the Building Inspection Division approval of the project. Apartment and suite numbers are issued by the United States Post Office.
91. **FIRE SPRINKLERS:** All proposed plans for new dwellings submitted after January 1, 2011 will be required to install a fire sprinkler system regardless of size.
92. **SURVEY:** A survey will be required to be completed to verify structure placement.

Fire Department – (650) 903-6343

FIRE PROTECTION SYSTEMS AND EQUIPMENT

93. **RESIDENTIAL FIRE SPRINKLER SYSTEM:** Provide an approved automatic fire sprinkler system designed in accordance with NFPA 13D (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. (California

Residential Code, Section R313.)

94. **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.)

EXTERIOR IMPROVEMENTS

95. **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 4" in height. (Mountain View City Code, Section 14.10.20.)

Fire and Environmental Protection Division – (650) 903-6378

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/city_hall/fire/programs_n_services/environmental_safety.asp

96. **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.
97. **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.
98. **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.
99. **SITE DESIGN MEASURES FOR SMALL PROJECTS AND DETACHED SINGLE-FAMILY HOMES:** Stormwater site design measures are required for the following project types: (1) residential and nonresidential projects that create or replace greater than 2,500 square feet of impervious surface and less than 10,000 square feet of impervious surface; and (2) detached single-family homes that create or replace greater than 2,500 square feet of impervious surface. Projects that meet either of these criteria are required to install one or more of the stormwater site design measures listed below:
- Direct roof runoff to cisterns or rain barrels for reuse.
 - Direct roof runoff onto vegetated areas.
 - Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
 - Construct sidewalks, walkways, and/or patios with permeable paving materials.
 - Construct bike lanes, driveways, and/or uncovered parking lots with permeable paving materials.

Indicate the stormwater site design measure that will be installed for the project.

100. **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.

The "Site Data" provided for the project, indicates that the project will create less than 10,000 sq. ft. of impervious surface, therefore the stormwater treatment requirement will not apply. This determination is based on the proposal to construct the driveway and pedestrian walkway using permeable paving materials. If impervious materials are used for the driveway and walkway, the impervious surface area will exceed 10,000 sq. ft. and the stormwater treatment requirement will apply. (1) Submit a completed C.3 Data Form to confirm the amount of impervious surface area for the project. If the impervious surface area is greater than 10,000 sq. ft., the building plans must submit a Stormwater Management Plan as described in this condition. If the impervious surface area is below the 10,000 sq. ft. threshold, the project is required to comply with the "Site Design Measures" measures condition, which can be shown on the building plans. (2) The permeable paving must be designed and constructed according to the detail provided in the Countywide C.3 Stormwater Handbook in order to be considered "pervious" surface, so include a detail with the plans showing the proposed permeable driveway and walkway and confirm that the detail is consistent with the approved standard detail in the Handbook.

101. **PRIVATE STORM DRAIN INLET STENCILING:** For residential subdivisions with private streets, storm drain inlets shall be labeled in accordance with the City's storm drain inlet label program ("No Dumping, Flows to Bay").

NOTE: The applicant shall file a final map for approval and recordation in accordance with the approved Planned Unit Development (PUD), the City Code, and the State Map Act. The permit authorizing approval of the PUD is conditioned upon obtaining an approved final map. Failure to obtain an approved subdivision shall render the PUD 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.

GERRY BEAUDIN, ZONING ADMINISTRATOR

GB/DP/7/FDG
263-13-PUD