

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

Page 1 of 13

APPLICATION NO.:

PL-6113

DATE OF FINDINGS:

October 9, 2024

EXPIRATION OF ZONING PERMIT:

October 9, 2026

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:

Michael Ward for Cardinale Auto Group

Property Address:

Assessor's Parcel No(s).:

Zone:

2575 California Street, Suites 90 and 92

148-22-020

P(40)

Request:

Request for a Provisional Use Permit to allow a car showroom with outdoor merchandise and activities (vehicle inventory storage) use, Hyundai and Genesis, in a 10,293 square foot tenant space and for a Development Review Permit and Planned Community Permit to allow exterior facade modifications on an existing mixed-use commercial building located within a 3.66-acre shopping center.

APPROVED

CONDITIONALLY
APPROVED

DISAPPROVED

OTHER

FINDINGS OF APPROVAL:

The Provisional Use Permit for a car showroom use with outdoor merchandise and activities use 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 P(40) San Antonio Precise Plan and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the Mixed Use Center subarea of the P(40) San Antonio Precise Plan because the proposed car showroom use includes significant outdoor merchandise and activities, which is a provisionally permitted use in the Precise Plan area. The project is consistent with provisions of Chapter 36 (Zoning) and the Precise Plan since the car showroom is primarily operated indoors and does not add any floor area to the existing shopping center, and the outdoor vehicle storage associated with the car showroom will be located on the top floor of the existing parking garage serving the site. The site is located within one-half mile of a major transit stop, which means no new minimum parking may be required for the proposed development. Based on the proposed use of existing parking spaces for the development, property management has indicated they will manage existing on-site parking spaces to ensure they can accommodate the vehicle storage and customer parking for the proposed use, and other existing and future uses at San Antonio Center. Any future parking shortages or issues will be the sole responsibility of the property management as detailed in the Parking Arrangement and Management Letter dated July 22, 2024;
- B. **The proposed use is consistent with the General Plan.** The proposed use is consistent with the Mixed-Use Center Land Use Designation of the General Plan because the Land Use Designation promotes retail uses, particularly uses which draw visitors from surrounding neighborhoods and the general region interested in test driving and/or purchasing a vehicle from the proposed car showroom. The proposed use is also consistent with General Plan Policies LUD 21.1—A Mix of Land Uses, and LUD 22.1—San Antonio Center Transformation, since the proposed commercial use will serve the area and support the transformation of San Antonio Center into a commercial destination in the region;

Owner

Agent

File

Fire

Public Works

- C. **The location, size, design, and operating characteristics of the proposed use are compatible with the site and building character and environmental conditions of existing and future land uses in the vicinity.** The proposed one hundred (100) inventory vehicles stored on-site will be located on the top level of the existing parking garage and will be designated with specific parking signage; existing shared, publicly accessible on-site parking will be managed by property owner representatives to ensure the site maintains adequate parking for the proposed use, the proposed vehicle storage in the parking garage, and any future parking needs of the shopping center. The proposed vehicle storage will occur on the top-most, less accessible floors of the parking garage, and any parking shortages will be the responsibility of property management and the subject tenant as detailed in the Parking Arrangement and Management Letter dated July 22, 2024. Additionally, the proposed vehicle deliveries will occur on an as needed basis, with replacement cars individually driven to the site as inventory needs to be restocked. Vehicle inventory and showroom vehicle deliveries will be coordinated from off-site locations and be limited to approximately five vehicles per week or 25 vehicles per month (vehicle inventory) and two to three times per month (showroom vehicle replacement). Showroom vehicle updates will also only occur during nonpeak traffic hours to ensure there will be no traffic conflicts with normal California Street operations during normal operating hours. The services offered from the showroom are limited to the car showroom, vehicle test drives which avoid residential streets, and vehicle deliveries to customers, all of which will mimic normal driving conditions in the mixed-use area surrounding 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 Precise Plan in which it is to be located.** The proposed operations occur largely in existing shopping center structures, and the proposed exterior modifications maintain existing materials while adding business-specific accents that maintain the horizontal design and similar material palette of the existing building materials and accents with the addition of new aluminum composite materials, which complement the existing color scheme of the building; and
- E. **The approval of the Provisional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Provisional Use Permit qualifies as a categorically exempt project per CEQA Guidelines Section 15301 (“Existing Facilities”). The project scope includes occupancy of an existing vacant commercial tenant space and facade modifications to an existing building in a multi-tenant mixed-use commercial site; and does not involve the use of hazardous materials. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Planned Community Permit to construct car showroom exterior modifications is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.50.55:

- A. **The proposed use is consistent with the provisions of the Precise Plan, or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and compatibility with surrounding uses and developments; or if variations from requirements in the applicable Precise Plan are granted, the proposal clearly demonstrates superior site and building design and is in substantial compliance with the intent of the requirements in the applicable Precise Plan.** The proposed project will not expand the building footprint and maintains compliance with the applicable development standards and conditions of approval for the original development. Additionally, the proposed facade modifications and related site improvements will maintain existing materials while adding business-specific accents that maintain the horizontal design and similar material palette of the existing building materials and accents with the addition of aluminum composite materials; the proposed storefront modification allows for easy identification of the showroom with the customer entry portal, maintains transparent storefronts on the ground-floor which creates more ground-floor activation and pedestrian activity, and utilizes the existing roll-up doors in the tenant space for showroom vehicle access;
- B. **The proposed use or development is consistent with the General Plan.** The proposed use is consistent with the Mixed-Use Center Land Use Designation of the General Plan because the Land Use Designation promotes retail uses, particularly uses which draw visitors from surrounding neighborhoods and the general region, such customers interested in test driving and/or purchasing a vehicle from the proposed car showroom. The proposed use is also consistent with General Plan Policies LUD 21.1—A Mix of Land Uses, and LUD 22.1—San Antonio Center Transformation, since the proposed commercial use will serve the neighborhood and support the transformation of San Antonio Center into a commercial destination in the region;
- C. **The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare.** The project changes are limited to construction of facade modifications that respectfully enhance the aesthetic of the existing space, using consistent materials with the existing building design while incorporating Hyundai and Genesis colored branding, and the occupancy and operations of the commercial car showroom retail space will meet all current City zoning regulations

and applicable Building and Fire Codes, and will maintain existing circulation and landscaping compliance of the mixed-use commercial shopping center;

- D. **The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area.** The project improvements include the relocation of existing bicycle parking to a nearby location to accommodate the car showroom entry used for showroom vehicle deliveries and facade modifications which maintain existing materials while incorporating business-specific accents consistent with the existing horizontal linear design of the building and maintains the horizontal design and similar material palette with the addition of aluminum composite materials to maintain consistency with the Precise Plan design guidelines; and
- E. **The proposed project complies with CEQA.** The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”) because it involves the minor alteration of an existing private structure involving negligible or no expansion of existing or former use. The project scope includes occupancy of an existing vacant commercial tenant space and facade modifications to an existing building in a multi-tenant, mixed-use commercial site and does not involve the use of hazardous materials. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Development Review Permit to allow facade modifications for a car showroom and site modifications 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, the P(40) San Antonio Precise Plan, and any City-adopted design guidelines.** The proposed facade modifications will enhance the overall aesthetic of the tenant space and facilitate the proposed car showroom use by using business-specific accents and materials which are similar to the existing building colors and maintaining the existing storefront transparency along the street frontage, which allows for greater storefront and pedestrian activation. The facade modifications will also further improve the functionality of the space with a customer entry portal which helps distinguish each car showroom, further encourages pedestrian activity, and provides visual interest and activation along the storefront;
- 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 facade modification incorporates Hyundai and Genesis branded materials into the facade improvements, which maintains consistency with the existing building horizontal linear design; the materials used are similar in color to colors found within the shopping center; the customer entry portal is designed within the existing storefront columns and maintains transparency along the storefront; the existing fabric awning above the Genesis storefront is replaced with a new colored awning to further compatibility with the Genesis brand color scheme and existing building design; and all proposed mechanical equipment is located on the rooftop behind existing corrugated metal mechanical equipment screens;
- 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.** The project proposes the relocation of one (1) bicycle rack to accommodate the car showroom vehicle access along California Street. The bicycle rack is relocated nearby in front of the Hyundai tenant space. The project will maintain the existing pedestrian paths and circulation. The proposed vehicle storage will occur on the top-most, less accessible floors within the existing parking garage within Building Five (5) and will designate and occupy one hundred (100) parking stalls on the top floor of the parking garage for vehicle storage, which will be delineated through specific reserved parking signage for each stall. No other changes to the existing garage are proposed. The project provides adequate parking for the proposed use, proposed vehicle storage, and existing uses on-site. Any future parking shortages will be the responsibility of the property management and the respective tenant as noted in the Parking Agreement and Management Letter dated July 22, 2024;
- 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 project maintains all existing landscaping on-site and relocates one (1) existing bicycle rack nearby to be in front of the Hyundai tenant space;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The project provides and maintains all existing pedestrian access and walkways to be consistent with the P(40) San Antonio Precise Plan and original development conditions of approval, relocating one (1) short-term bicycle parking rack near

the tenant space to maintain bicycle circulation on-site. The project also includes vehicle deliveries and showroom vehicle replacements. The vehicle deliveries will occur on an as-needed basis as cars will be driven to the site as inventory needs to be restocked. Vehicle inventory and showroom vehicles will be coordinated from off-site locations and be limited to approximately five vehicles per week or 25 vehicles per month (vehicle inventory) and two to three times per month (showroom vehicle replacement). The showroom vehicles will use moveable temporary vehicle ramps for cars to enter the showroom along California Street. The showroom vehicle modifications will only occur during nonpeak traffic hours to ensure there will be no traffic or circulation conflicts with normal California Street operations during normal operating hours of the showroom, as detailed in the Genesis-Hyundai Studio Vehicle Operations dated July 31, 2024; and

- F. **The approval of the Development Review Permit complies with CEQA.** The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (“Existing Facilities”) because it involves the minor alteration of an existing private structure involving negligible or no expansion of existing or former use. The project scope includes occupancy of an existing vacant commercial tenant space and facade modifications to an existing building in a multi-tenant mixed-use commercial site; and does not involve the use of hazardous materials. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

This approval is granted to construct a car showroom and facade modifications to an existing vacant commercial space located on Assessor’s Parcel No. 148-22-020. Development shall be substantially as shown on the project materials listed below, except as may be modified by conditions contained herein, which are kept on file in the Planning Division of the Community Development Department:

- a. Project plans prepared by DARCO, date stamped July 31, 2024.
- b. Color and materials board prepared by DARCO, date stamped July 31, 2024.
- c. Business Description Letter by Cardinale Auto Group, date stamped July 31, 2024.
- d. Genesis-Hyundai Studio Vehicle Operations by Cardinale Auto Group, date stamped July 31, 2024.
- e. Parking Agreement and Management Program prepared by Brookfield Properties, date stamped July 22, 2024.

THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

Planning Division—650-903-6306 or 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. **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.
8. **CERTIFICATION OF BUILDING PERMIT PLANS:** In a letter, the project architect shall certify the architectural design shown in the building permit plans match the approved plans. Any changes or modifications must be clearly noted in writing and shown on redlined plan sheets. The project architect shall also certify the structural plans are consistent with the architectural plans. In the event of a discrepancy between the structural plans and the architectural plans, the architectural plans shall take precedence, and revised structural drawings shall be submitted to the Building Inspection Division.
9. **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.
10. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
11. **COLOR CHIPS:** At submittal of building plan check, provide a set of color chips, and the color scheme shall be shown on the elevations.
12. **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.

OPERATIONS

13. **OPERATIONAL CRITERIA:** In the event that problems with the operational criteria of the business arise, including, but not limited to, 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.
14. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation for the car showrooms are weekdays from 9:00 a.m. to 8:00 p.m., Saturdays from 9:00 a.m. to 7:00 p.m., and Sundays from 10:00 a.m. to 6:00 p.m. Deliveries (replacement) of showroom vehicles through the vehicle access doors fronting on California Street may only occur during nonpeak hours of operations of surrounding sites/uses. For the purposes of this condition, peak hours are defined as weekdays from 7:00 a.m. to 10:00 a.m. and 4:00 p.m. to 7:00 p.m. Inventory vehicle deliveries must be consistent with the Vehicle Inventory Management Plan and are limited to five (5) deliveries per week. Inventory vehicle deliveries may occur during standard days and hours of operations. 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.

15. **PARKING MANAGEMENT PLAN:** Any issues related to the parking garage operations, including, but not limited to, parking shortages, garage operations, or usage, will be the responsibility of the property management and respective tenant as noted in the Parking Arrangement and Management Letter, dated July 22, 2024.
16. **LOADING/DELIVERY PLAN:** Prior to building permit issuance, the applicant shall develop a plan specifying measures to manage on-site vehicle deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land use operations.

SITE DEVELOPMENT AND BUILDING DESIGN

17. **BUILDING DESIGN/PLAN MODIFICATIONS:** Modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details provided in the building permit drawings, subject to review and approval by the Zoning Administrator prior to issuance of a building permit, and to address the following design direction(s):
 - a. **Genesis Clerestory Windows:** The mullion patterns of the clerestory windows above the proposed folding door(s) and the mullion pattern of the folding door(s) for the Genesis tenant space shall be modified to match/be in alignment with each other.
 - b. **Short-Term Bicycle Rack Relocation:** The short-term bicycle rack proposed to be relocated to accommodate the showroom vehicle access shall be located on the public sidewalk in front of the Hyundai customer entry portal.
18. **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.
19. **TRIM MATERIALS:** Trim materials throughout the project shall be metal trim. Details of the specific placement, utilization, and finish of the trim materials shall be provided with the building permit drawings. Final trim design details shall be subject to review and approval by the Zoning Administrator prior to the issuance of building permits.
20. **OUTDOOR STORAGE:** Outdoor storage is limited to the vehicle inventory (outdoor merchandise) totaling a maximum of 100 vehicles on the top floor of the parking garage. Modifications to the outdoor storage requires Development Review approval by the Planning Division.

GREEN BUILDING

21. **GREEN BUILDING—TENANT IMPROVEMENTS:** All nonresidential tenant improvements, including building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above, must meet the mandatory measures of the California Green Building Standards Code and Title 24, Part 6.

NOISE

22. **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.
23. **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.
24. **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

25. **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).
26. **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 and contact information, including an after-hours contact. Violation of this condition of approval may be subject to the penalties outlined in Section 8.6 of the City Code and/or suspension of building permits.
27. **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.
28. **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.
29. **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.
30. **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.

Building Division—650-903-6313 or 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. 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.

31. **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, CALEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
32. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
33. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
34. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
35. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
36. **ACCESSIBILITY REQUIREMENTS:**
 - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
37. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
38. **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.
39. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
40. **HAZARDOUS MATERIALS:** Any installation of hazardous materials will require submittal of HMIS forms for the Fire Protection Engineer *and* the Hazardous Materials Specialist. Visit the City of Mountain View Fire and Environmental Protection Division online at www.mountainview.gov/fep or by phone at 650-903-6378 to obtain information and submittal requirements.
41. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
42. **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

FIRE PROTECTION SYSTEMS AND EQUIPMENT

43. **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.
44. **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.)

FIRE DEPARTMENT ACCESS

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

EGRESS AND FIRE SAFETY

46. **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.)
47. **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.)
48. **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.)
49. **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.)
50. **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.)
51. **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.)
52. **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.
53. **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.)

EXTERIOR IMPROVEMENTS

54. **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

OWNERSHIP AND PROPERTY

55. **PRELIMINARY TITLE REPORT:** At first submittal of the building permit and improvement plans, the applicant shall submit to the Public Works Department a current preliminary title report or land deed (dated within six months of the first submittal) indicating the exact name of the current legal owners of the property(ies), their type of ownership (individual, partnership, corporation, etc.), and legal description of the property(ies) involved. The title report shall include all easements and agreements referenced in the title report. Depending upon the type of ownership, additional information may be required. The applicant shall provide an updated title report to the Public Works Department upon request. All required materials shall be submitted electronically (i.e., flattened, reduced-size PDFs).

STREET IMPROVEMENTS

56. **EXCAVATION PERMIT:** For projects with any impacts within the public right-of-way, upon first submittal of the building permit, submit a complete Excavation Permit Application for all applicable work within the public right-of-way, including, but not limited to, awning modifications, continuous showroom car deliveries, and modifications, to the Public Works Department. Permit applications are available online from the ePermitsMV website at: <https://developmentpermits.mountainview.gov/about-permits/apply-for-permit/public-works-permits>. 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.
57. **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.
58. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or street easement.
59. **REVISION TO ENCROACHMENT AGREEMENT FOR AWNING AND BIKE RACK MODIFICATIONS IN RIGHT-OF-WAY:** The Encroachment Agreement for Building Canopy and Street Furniture (Bicycle Racks and Bench Seatings) shall be revised to capture proposed overhangs and bike rack modifications. The Encroachment Agreement shall be prepared and executed and fees paid prior to issuance of the building permit.
60. **DAMAGED CONCRETE AND CITY FACILITY REPLACEMENT:** The applicant shall be responsible for replacing any City facilities, including, but not limited to, damaged concrete sidewalk, curb, gutter, fire hydrants, streetlight, tree grate, and bike lane facilities.

UTILITIES

61. **WATER AND SEWER SERVICE:** Each dwelling, townhouse, apartment house, restaurant, or place of business shall have its own water meter and sanitary sewer lateral in accordance with City Code Section 35.38.
62. **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.

63. **BACKFLOW PREVENTER:** Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. A minimum 1' clearance shall be provided between the assembly and building face as applicable. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.
64. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed as part of "The Village at San Antonio Center Phase II" project. The City has deemed the lateral to be in satisfactory condition for reuse.

SOLID WASTE AND RECYCLING

65. **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."

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

66. **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."
67. **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."
68. **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.”

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

ENVIRONMENTAL SAFETY

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

69. **STORM DRAIN/SANITARY SEWER PLAN CHECK SHEET:** Complete a “Storm Drain/Sanitary Sewer Discharges” check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
70. **CONSTRUCTION BEST MANAGEMENT PRACTICES:** All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system.
71. **LOW-USE ACCESS AREA DRAINAGE:** Low-use public access areas, such as overflow parking, emergency access roads, and alleys, shall be designed to increase stormwater infiltration and decrease runoff by one or more of the following methods: (a) porous pavement; (b) pavers; (c) uncompacted bark/gravel; or (d) drain to landscaped areas or vegetative strips.
72. **LANDSCAPE DESIGN:** Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10%; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.
73. **EFFICIENT IRRIGATION:** Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigation for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.
74. **OUTDOOR STORAGE AREAS (INCLUDING GARBAGE ENCLOSURES):** Outdoor storage areas (for storage of equipment or materials which could decompose, disintegrate, leak, or otherwise contaminate stormwater runoff), including garbage enclosures, shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: (a) paving the area with concrete or other nonpermeable surface; (b) covering the area; and (c) sloping the area inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in the outdoor storage area.
75. **FULL TRASH CAPTURE:** Projects located in “moderate,” “high,” or “very high” trash generating areas as outlined in the City’s Long-Term Trash Load Reduction Plan that are undergoing site improvements shall install full trash capture protection within the existing storm drain system. Examples of full trash capture systems include large trash capture devices, such as hydrodynamic separators or media filtration systems, or small trash capture devices, such as storm drain catch basin connector pipe screens. The full-trash capture device must be selected from the list of State Water Board-approved devices: www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html. Once installed, the property owner or property manager shall be responsible for maintaining the trash capture device. Maintenance shall be completed in accordance with the manufacturer’s recommended frequency, but at a minimum of one time per year. Indicate the type of full trash capture device that will be installed to remove trash from runoff for the entire project site and include details for the installation of the trash capture system(s) in the building plans for the project.

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/VK/1/FDG
PL-6113

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