

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

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APPLICATION NO.:

PL-7602

DATE OF FINDINGS:

December 10, 2025

EXPIRATION OF ZONING PERMIT:

December 10, 2027

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

Applicant's Name:

Evan Walsh for Sweet Doggies, Inc.

Property Address:

Assessor's Parcel No(s).:

Zone:

261 Moffett Boulevard

158-44-009

CRA

Request:

Request for a Conditional Use Permit to allow an animal services establishment use ("Sweet Doggies Daycare") consisting of a dog day care with overnight boarding services in a 2,797 square foot tenant space within an existing multi-tenant commercial building; and a Development Review Permit to construct minor building and site modifications to create an enclosed, uncovered outdoor area for the animal service establishment on a 0.42-acre site.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The Conditional Use Permit for an animal services establishment use ("Sweet Doggies Daycare") in a 2,797 square foot tenant space in an existing multi-tenant commercial building is conditionally approved based upon the conditions contained herein and upon the following findings per Section 36.48.25 (Findings) of the City Code:

- A. **The proposed use is conditionally permitted within the Commercial/Residential-Arterial (CRA) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The proposed use is conditionally permitted within the Commercial/Residential-Arterial (CRA) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code, including specific requirements for animal service establishments pursuant to Section 36.30.35 (Animal service establishment) of the City Code. To evaluate the existing noise conditions and potential noise impact of the day care and boarding services of the proposed use, an environmental noise study was performed. The noise study found that the existing day/night average sound levels (DNL) as measured along Moffett Boulevard and Santa Rosa Avenue fell within the "Normally Acceptable" category for surrounding commercial uses (e.g., automobile repair, yoga studio, and day-care facility) and within "Conditionally Acceptable" levels for low-density residential uses (i.e., single-family, duplexes, and mobile homes) as defined in the Noise Element of the General Plan. The noise study estimated that the noise produced by the dogs on-site would not result in significant noise impacts and that the applicant's proposal to construct an 8' tall concrete masonry unit (CMU) wall enclosure for the outdoor area to help attenuate noise and limiting the hours (8:00 a.m. to 6:00 p.m.) the dogs will have access to the outdoor area would help to reduce DNL, though the estimated noise levels would remain in the aforementioned "Normally Acceptable" and "Conditionally Acceptable" outdoor noise environment categories. Additionally, to limit potential odor impacts, the operator proposes several operational and design measures: (1) adherence to a strict cleaning schedule; (2) daily disposal of waste in adequately sized trash facilities on-site; and (3) installation of a pet waste receptacle for use by customers as dogs are picked up and dropped off. The business will also provide adequate shelter for dogs on-site within the interior of the building, including play, rest, and boarding areas, which will not be visible from the public

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

right-of-way and will comply with all applicable requirements specified in Chapter 5, Article VI, Animal Establishments, of the City Code;

- B. **The proposed use is consistent with the General Plan.** The proposed use is consistent with the Mixed-Use Corridor Land Use Designation of the General Plan because the proposed animal services establishment use will provide dog day care and boarding services to City of Mountain View residents and visitors from nearby areas consistent with the broad range of commercial, office, and residential uses and public spaces allowed under the Mixed-Use Corridor Land Use Designation;
- C. **The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity.** The location, size, design, and operating characteristics of the proposed use are compatible with the site, building character, and environmental conditions of existing and future land uses in the vicinity because the animal service establishment use is proposed along an existing commercial corridor and within an existing commercial building space, which is of an appropriate size and character to accommodate the proposed use. The operating characteristics and proposed physical improvements will also limit potential noise impacts to help maintain compatibility with the commercial and residential uses in the vicinity with the implementation of the sound wall around the outdoor space, limitations on hours of use for the outdoor space, and operational measures, including adherence to a strict cleaning schedule, daily disposal of waste in adequately sized trash facilities on-site, and installation of a pet waste receptacle for use by customers as dogs are picked up and dropped off;
- D. **Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located.** Any special structure or building modifications necessary to contain the proposed use would not impair the architectural integrity and character of the Zoning District in which it is to be located because the project proposes limited exterior modifications comprised of installing two new roll-up doors along the rear facade (facing Santa Rosa Avenue) and constructing an 8' tall CMU wall enclosing the proposed outdoor space for the business, which is also located at the rear of the site (facing Santa Rosa Avenue) and will aid in visual and noise screening of the outdoor dog play area and is designed to complement the colors and materials already in use in the rear of the site; and
- E. **The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Development Review Permit to construct minor building and site modifications to create an enclosed outdoor area is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70 (Findings):

- A. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and City-adopted design guidelines because the proposed building modifications consist of adding two roll-up doors along the rear building facade that will provide access to the outdoor space for the dogs, which is allowed within the existing rear setback of the building and will be enclosed by a new 8' tall CMU wall enclosure provided to meet noise and odor criteria for animal service establishments per Section 36.30.35(a) of the City Code;
- B. **The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development.** The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because the proposed improvements are limited to commercial roll-up doors and a CMU enclosure that will match the stucco material and color of the existing trash enclosure and primary building material and color program;
- 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 location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property, as the project does not propose any changes to the building footprint or structure that would alter the existing parking layout, nor any improvements that would affect public

streets, sidewalk, right-of-way, or other public property. The main entrance will be maintained on the front facade (facing Moffett Boulevard), and the proposed building and site modifications, including roll-up doors and enclosed outdoor amenity space, are located at the rear of the property along Santa Rosa Avenue. The 8' tall CMU enclosure is allowed as located and helps meet criteria for animal care establishments by limiting views of and noise from the outdoor play area for the dogs as well as other business activities occurring in the space from the public right-of-way. The enclosure's outermost wall is set back from the rear property line, providing the required 10' rear landscape buffer per the CRA Zoning District standard in Section 36.18.45 (CRA zone development standards) of the City Code;

- D. **The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area as the project would not modify existing landscape screening of on-site parking located along Moffett Boulevard, and the proposed modifications to the rear of the site along Santa Rosa Avenue maintain a minimum 10' to 20' landscaped buffer area that includes screening elements and landscaping such as shrubbery and tree plantings. The proposed outdoor enclosure will require the removal of one existing non-Heritage tree (a *Geijera parviflora*) that will be replaced in kind (24" box of the same species) in the landscape area in front of the enclosure and similarly replace any displaced shrubbery/groundcover in kind;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking as the project does not propose any alterations to the existing site access, circulation, or parking layout. Dropoff and pickup of the animals is restricted to the primary entrance along Moffett Boulevard to limit on-street parking on Santa Rosa Avenue; and
- F. **The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA) as it qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the project involves occupancy and minor site/building modifications to an existing building. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

This approval is granted to allow an animal service establishment use within an existing multi-tenant building and minor building and site modifications to create an enclosed, uncovered outdoor area located on Assessor's Parcel No. 158-44-009. 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 Kurt B. Anderson for Sweet Doggies, Inc., dated May 6, 2025.
- b. Business Description Letter prepared by Evan Walsh, dated November 14, 2025.
- c. Environmental Noise Study prepared by Josh Roper and Greg Enenstein of Salter Inc., dated October 21, 2025.

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. **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).
4. **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.
5. **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

6. **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.
7. **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.
8. **ACCESSORY STRUCTURE(S):** Any future accessory structure on-site will require approval by the Planning Division and may require separate City permits.
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 project, including conditions of approval, shall require approval by the Zoning Administrator.
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, parking shortages, delivery truck issues, hours of operation, or noise, the Zoning Administrator may hold a public hearing to review the situation and impose new or modified conditions of approval in response to the information received. The public hearing shall be conducted and noticed in accordance with Chapter 36, Article XVI, Division 6, of the City Code.
14. **NONCONFORMING USE:** No existing building, structure, or land devoted to a nonconforming use shall be enlarged, extended, reconstituted, substituted, or substantially altered, unless the use thereof is changed to a permitted use in the zoning district in which the building, structure, or land is located unless authorized per City Code Section 36.06.80 (Nonconforming uses of structures or buildings).
15. **DAYS/HOURS OF OPERATION:** The approved days and hours of operation are Monday through Sunday (seven days per week), from 7:00 a.m. to 7:00 p.m. Use of the outdoor play area by the dogs shall be limited to the hours of 8:00 a.m. to 6:00 p.m.

daily. Any proposed change to the approved days and/or hours of operation will require review and approval by the Zoning Administrator and may require a modification to this permit. **(PROJECT-SPECIFIC CONDITION)**

16. **CUSTOMER ACCESS:** To minimize potential off-site parking and traffic impacts along adjacent residential streets, the business shall not provide drop-off or pick-up access for customers from the rear entrance along Santa Rosa Avenue. **(PROJECT-SPECIFIC CONDITION)**
17. **LOADING/DELIVERY PLAN:** Prior to building permit issuance, the applicant shall develop a plan specifying measures to manage on-site deliveries and loading, which may include measures to tailor delivery hours and/or days to limit conflicts with peak traffic times or adjacent land uses.

SITE DEVELOPMENT AND BUILDING DESIGN

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. **WINDOWS AND ROLL-UP DOORS:** 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.
20. **PAINT BRUSH-OUTS:** The applicant shall paint a portion of the building or a mock-up wall with the proposed color scheme for inspection by the Planning Division. Proposed primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection. The color(s) shall not be considered approved until after inspection and approval by the Zoning Administrator.
21. **COLOR AND MATERIALS:** Colors and materials of the proposed enclosure are to be shown and noted on permit drawings to match the existing structure.
22. **ROOFTOP EQUIPMENT SCREEN:** All rooftop equipment must be concealed behind opaque (solid) screening designed to complement the building design such that rooftop equipment is not visible from any elevation. Details of the rooftop equipment and roof screens shall be included in the building permit drawings and approved by the Zoning Administrator.
23. **MECHANICAL EQUIPMENT (GROUND SCREENING):** All mechanical equipment, such as air condenser (AC) units or generators, shall be concealed behind opaque screening. No mechanical equipment is permitted on front porches or balconies but may be located in the fenced yard area or building rooftops.
24. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
25. **FENCE(S)/WALL(S):** All fencing and walls are to be shown on building plan drawings, including details on height, location, and material finish. No fence or wall shall exceed 8' in height, measured from adjacent grade to the top of the fence or wall. The design and location must be approved by the Zoning Administrator and comply with all setback and traffic visibility area requirements.

GREEN BUILDING

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

TREES AND LANDSCAPING

27. **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. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate planting coverage and/or screening.
28. **LANDSCAPE SCREENING:** All utility meters, lines, transformers, backflow preventers, etc., on-site or off-site, must be shown on all site plan drawings and landscape plan drawings. All such facilities shall be located so as to not interfere with landscape material growth and shall be screened in a manner which respects the building design and setback requirements. Additional landscaping materials or modifications may be required by the Planning Division at final inspection to ensure adequate plant screening.
29. **REPLACEMENT TREES AND LANDSCAPING:** The applicant shall offset the loss of the existing *Geijera parviflora* tree with a 24" box replacement tree of the same species, to be located in the landscape area immediately adjacent to the new enclosure. Details regarding the replacement tree size, species, and planting location shall be indicated in the building permit plans. Other displaced landscaping (i.e., shrubs and similar plants) removed due to construction of the enclosure shall also be replaced in-kind and indicated in the building permit plans to maintain a planted landscape buffer in the rear of the site. **(PROJECT-SPECIFIC CONDITION)**

NOISE

30. **MECHANICAL EQUIPMENT (NOISE):** The noise emitted by any mechanical equipment shall not exceed a level of 55 dB(A) during the day or 50 dB(A) during the night, 10:00 p.m. to 7:00 a.m., when measured at any location on the adjoining residentially used property.
31. **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.
32. **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

33. **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.
34. **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.
35. **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.

Building Division—650-903-6190 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.

36. **BUILDING CODES:** Construction plans will need to meet the current codes adopted by the Building Division upon building permit submittal. Current codes are the 2022 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
37. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
38. **SPECIAL REQUIREMENTS BASED ON OCCUPANCY AND USE:** Project shall comply with the requirements per the CBC, Chapter 4.
39. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
40. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
41. **ACCESSIBILITY REQUIREMENTS:**
 - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
42. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
43. **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.
44. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
45. **ADDRESSES:** All street names, street numbers, residential apartment numbers, ADU numbers, and suite numbers will be processed by the Building Division prior to permit issuance.
46. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
47. **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

48. **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

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

EGRESS AND FIRE SAFETY

50. **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.)
51. **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.)

EXTERIOR IMPROVEMENTS

52. **REFUSE AREAS:** Refuse areas within 5' of combustible construction or building openings shall be protected with automatic fire sprinklers. A maximum of two sprinkler heads are permitted off a 1" domestic water service. Approved accessible shutoff valves shall be provided. (California Fire Code, Section 304.3.)
53. **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

STREET IMPROVEMENTS

54. **EXCAVATION PERMIT:** For projects with any work 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 to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site 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.
55. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s) for the project site, the site shall be compliant with height and clearance requirements per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project is required to remove or modify all objects, including, but not limited to, landscape, hardscape, poles, bollards, miscellaneous structures (including columns), signs, mailboxes, planters, retaining walls, seat walls, bicycle racks, partitions, buildings, and other structures, parking stalls, etc., that are not compliant with safety triangle height and clearance requirements.

UTILITIES

56. **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. **NOTE:** New trees shall be planted a minimum of 10' from sanitary sewer lines and 5' from water lines. **(PROJECT-SPECIFIC CONDITION)**

57. **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.
58. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed in approximately 2021 as part of the off-site improvements under Excavation Permit No. 2020-191 (PIN 8825). The existing lateral, including property line sewer cleanout, is determined to be in satisfactory condition for reuse.
59. **SANITARY SEWER CLEANOUT:** City records show the existing sewer lateral was constructed in approximately 2021 as part of the off-site improvements under Excavation Permit No. 2020-191 (PIN 8825). The existing lateral, including property line sewer cleanout, is determined to be in satisfactory condition for reuse.

SOLID WASTE AND RECYCLING

60. **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."
61. **MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE:** If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.
62. **TRASH ROOMS AND/OR ENCLOSURES:** Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."
63. **TRASH ENCLOSURE DESIGN AND DETAILS:** Specify the plan sheets in the building permit plans addressing the following conditions:
- Tenants in 257, 259, and 261 Moffett Boulevard are required to share trash service in the existing trash enclosure. Based on the Sweet Doggies Daycare business description, waste generation should not exceed the space allotted in the existing trash enclosure.
 - Compost service is mandatory. Upon occupancy, if this tenant's amount of organic waste generated results in an increase of organic waste, the Mandatory Participation Ordinance Waiver issued to Sentana Holdings LLC on January 29, 2024 may be rescinded. For questions regarding the property's waiver status or the mandatory compost service, contact the Solid Waste Division at 650-903-6311 or Recycle@MountainView.gov. More information about business services and programs to reduce waste can be found by visiting MountainView.gov/ZeroWasteBusiness.
 - The project shall maintain the existing clearances, access, and dimensions of the trash enclosure. The enclosure gate shall open fully and have a method for securing in the fully open and fully closed positions. The path of travel for the hauler to roll out the trash bins shall be flat, smooth, and a minimum of 6' wide.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

64. **SANTA CLARA VALLEY WATER DISTRICT WELLS:** Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building 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.”

65. **STREET CLEANING:** The owner/developer shall comply with and include the following note on the site 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.”
66. **OCCUPANCY RELEASE:** The owner/developer shall comply with and include the following note on the site 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.

67. **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.
68. **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.
69. **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.
70. **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: https://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/PB/CDD/FDG
PL-7602

DRAFT