



COMMUNITY DEVELOPMENT DEPARTMENT • PLANNING DIVISION
500 Castro Street • Post Office Box 7540 • Mountain View • California • 94039-7540
650-903-6306 • Fax 650-962-8501

October 6, 2019

Ciyavash Moazzami
5150 El Camino Real, Ste. E20
Los Altos, CA

Re: Planned Unit Development Permit for a 92-Unit Residential Project
Address: 570 S. Rengstorff Avenue
App. No. PL-2019-182 and PL-2019-185

Dear Mr. Moazzami:

Thank you for your application resubmittal for a Planned Unit Development Permit, a Development Review Permit, and a heritage Tree Removal Permit, to construct 85 rowhouse units to replace an existing residential development on a 4.0 acre project site. After reviewing the application, Planning Division staff has determined that your application is incomplete pursuant to the Permit Streamlining Act (California Government Code section 65920).

In this letter, we have included comments from the Planning Division, as well as other City departments, including the Public Works Department, Building Division, Fire and Environmental Protection Division. Your timely response to these comments will help expedite your project's review. Please note that these are initial comments. The City may ask for additional information once revisions are submitted, or for clarification of previously submitted information, at a later date. For questions regarding the following comments from the Planning Division, please contact Diana Pancholi, Senior Planner at 650-903-6458.

Compliance with City Ordinances, Policies, and Guidelines

This application has been reviewed for compliance with the following City documents. The remaining comments in this letter are based on these documents.

- General Plan
- Mountain View City Code (Zoning Ordinance)
- Zoning Methods Calculation Handout
- Rowhouse Guidelines

Also, note that the project is on the periphery of the City boundary and staff will coordinate with the adjacent cities to get their input on the project.

*Compliance with the California Environmental Quality Act
(CEQA)*

The project is subject to California Environmental Quality Act CEQA compliance.

Planning Division Comments

General

1. **Entitlement:** The Planned Unit Development permit will be reviewed by the City Council at a Public Hearing.
2. **Project Sign:** A project identification sign of 2'x3' will be required to be installed prior to the first DRC meeting. The sign will need to contain the following information:
 - a. Project Description
 - b. Project Address
 - c. Project File Number
 - d. Name of Applicant
 - e. Contact for the Planning Division's Project Manager
 - f. Planning Division Counter Hours
 - g. The applicant may include their contact information on the sign
 - h. Statement that information in Spanish can be obtained by contacting the Planning Division at the name and number provided.
 - i. Note: Bigger material board with actual samples for DRC review will be required at the time of DRC review.

Coordinate with the project planner for this sign design. Project requires one sign per street frontage.

3. **Environmental Review:** The project is being reviewed for compliance with the California Environmental Quality Act. A traffic impact study is required for the project. Please coordinate with staff on this item.

Project Information:

4. **Exceptions:** Please update the project request with any exceptions being requested as part of the project. Also include the exception information on the project description on sheet G0.1.

5. **Lot Size:** Under project data please provide total lot area in square footage as well and also indicate net and gross area separately (Sheet G-0.1).

Second Comment [10/06/2019]: Thank you for the response. Please clarify on the plans the lot size indicated is net or gross. Please provide both information on the plan set.

6. **Existing Units:** Under project data please indicate the total existing units and land use on site (Sheet G-0.1).

Second Comment [10/06/2019]: Thank you for the response. Please add a line item for existing units on site under Project Data in the general notes table.

7. **Setbacks: Row house guidelines describe** front setback flexibility for irregular lot conditions. The proposed project scenario is not the same as to what is depicted in the Row house guidelines. The front setback exception does not apply here. Please revise the plan and also update the project data sheet to indicate the correct required and proposed setback (Sheet G-0.1).

Second Comment [10/06/2019]: Thank you for the response. The proposed project scenario is not the same as to what is depicted in the Row house guidelines. The front setback exception does not apply here. Please revise the plan and also update the project data sheet to indicate the correct required and proposed setback (Sheet G-0.1).

8. **Building Separation:** Indicate the minimum building separation proposed for 1st story, 2nd story, and third story portions (Sheet G-0.1).

Second Comment [10/06/2019]: Thank you for the response. Please clarify which sheet indicates this separation information. Also, please provide building sections to indicate this in addition to information on the site plan.

9. **Unit Measure:** For Unit mix table on Sheet G-0.5, please include the relevant units for each column, such as square foot, cubic feet, etc. wherever applicable.

Second Comment [10/06/2019]: Thank you for the response. Please clarify in the table what unit types area in each building.

10. **Directional Information:** Include a north arrow and cardinal direction in all the key maps and elevations.

Second Comment [10/06/2019]: Comment not addressed. Please ensure this information is provided on all the sheets.

SITE PLAN

11. **Legend:** Indicate color legend for building coverage, landscape area, common open area, and private open area (Sheet A1.1).

Second Comment [10/06/2019]: Thank you for the response. Please remove shadow from the landscape open space plans (Sheet # A1.1)

12. **Parking Space Design:** All parking spaces (except parallel spaces) must be double-striped. Double stripes shall be 12" apart, from outside edge to outside edge of the stripe. The 8-1/2' parking space width is measured from the center of one double stripe to the other, such that the space between stripes is 7-1/2'. For parallel parking spaces, only single-striped is required. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.

Second Comment [10/06/2019]: Thank you for the response. Please provide a typical parking space detail used in the project.

Project Design and Architecture:

13. **Architecture and Design:** Detailed design comments will be reserved for the Development Review Committee meeting. Based on initial review, Staff has the following recommendations:

Second Comment [10/06/2019]: Thank you for the response

- a. Explore more interesting design for the neighborhood corner.
- b. The project is adjacent to lower intensity developments and residential properties. Staff suggests designing better building transition and volume adjacent to sensitive.
- c. Incorporate traditional elements in the design to fit the new project in the existing neighborhood setting.
- d. Provide more pedestrian level renderings of the proposed project.
- e. Please provide clear high quality plan set for staff review. Make sure the print quality is clear and the design details are visible and not confused with the shadows.
- f. Provide material samples with the next submittal for staff review. This is reviewed by planning staff as part of project review before scheduling the project for a DRC meeting.

2. **Building Height/ stories:** Rowhouse guidelines provides direction on seamless integration of the new development in the existing neighborhood and directs to a 3 story massing with a maximum building height of 36' up to the wall height. The project as proposed has a 4 story massing and the total height is above 36' when measured to the wall height. Please revise the building design to indicate a maximum of 3 story massing under the allowed maximum building height. Please note in our review staff is sensitive to the need for housing, but the sense of community development in equally important.

Second Comment [10/06/2019]: Thank you for the response. Please note the building heights are measured form the adjacent grade. Please indicate the adjacent grade on all the elevations.

3. **Building Articulation:** Please review and revise the building design to address row house guidelines as stated below.
 - Building facades and roof lines should provide articulation to provide identity for individual units.
 - Long horizontal eaves and roof elements across the façade should be broken up with gables, building projections and articulation.
 - Facade articulation should reflect the rhythm of nearby residential areas with porches, projecting eaves and overhangs, and other architectural elements such as bay windows, chimneys, and porches which provide residential scale and help to break up building mass.
 - Projecting eaves and roof gables should be related to corresponding projections in building masses. Projections should extend beyond main facade, to increase building articulation (2 feet minimum recommended).
 - On corner lots, side yard facades shall maintain the architectural design quality consistent with the front facade.

Second Comment [10/06/2019]: Thank you for the response. Please incorporate building articulations to create individual unit identity.

4. **Project entry:** Please revise the site plan to include a more inviting and interesting entry to the project along the Latham Street and Alley "A". Use of season colors in landscape design can be one of the ways to enhance the project entrance.

Second Comment [10/06/2019]: Please create a pedestrian oriented entry along the Alley A. Explore adding landscaping along the Alley entry way to enhance

the pedestrian experience. The current entry gives a feel of entering into a parking lot and not into a welcoming residential development.

Also explore a better corner design at the intersection of Latham and Rengstorff Avenue.

5. **Private Storage:** Please indicate how the project meets the private storage requirement as discussed in the row house guidelines. Please indicate the same in unit floor plans.

Second Comment [10/06/2019]: Comment not addresses. The response to staff comment indicates platform to address this in revised submittal. Please indicate where the storage is provided in the units.

6. **Design Integration:** Row house design guidelines emphasize on the integration fo the proposed project design in the existing neighborhood. Staff suggests revising the project design and architecture to include traditional elements and inspiration form the neighborhood architecture.

Second Comment [10/06/2019]: Comment remains.

7. **Massing Break:** Please use elements such as projecting eaves porches, overhangs, and other elements which break the building mass.

Second Comment [10/06/2019]: Response to comment indicated the massing break has been incorporated into the revised submittal. Please explain what elements were used and how the comment was addressed.

8. **Upper story setback:** Insert upper (3rd) story setbacks to promote good neighbor design within the development and for better design integration into the existing neighborhood.

Second Comment [10/06/2019]: Comment not addressed. No response to comment provided in last submittal.

9. **Fence Height:** Front yard fences are restricted to 3'. Please revise the project design to comply with the fence height allowance. Also, ensure corner units along street frontages are designed with pedestrian oriented design.

10. **Roof Style:** Please use varying roof forms to add variety and movement in the proposed design and break monotonous roof form. As per the rowhouse guidelines-

- Rooflines should emphasize the individual quality of the units.
- Rooflines should correspond to variations in building massing and articulation with bays, gables, dormers and strong eave elements.
- Roof elements should be varied to minimize the appearance of mass and bulk.
- Gable roofs are encouraged to emphasize vertical proportion and create modulation.

Second Comment [10/06/2019]: Thank you for the response. Staff recommends roof style design changes to incorporate traditional elements in the design.

11. **Window Samples-** Samples of the proposed windows will be required with the subsequent submittals once the project design is close to being finalized.

Second Comment [10/06/2019]: Comment not addressed.

12. **Window Details:** Please add dimension to the window details. As a standard condition of approval all windows shall be recessed from the face of the building up to 3" minimum and should be defined by well-designed trims on the exterior.

Second Comment [10/06/2019]: Please provide architectural window details with all the material details and dimensions for staff review in addition to details shown on the plans. Staff recommends deeper recessed windows in the project.

13. **Window Hierarchy:** Project should include a hierarchy of window sizes emphasizing the functions of the living spaces and views while allowing for privacy of neighboring properties.

Second Comment [10/06/2019]: Comment not addressed. No response to comment provided in last submittal.

14. **Plan Sections:** Provide elevations which show paseo conditions as it relates to

- a) Building 12-11 & 10
- b) Building 7 & 4
- c) Building 8 & 5
- d) Building 2 & 3
- e) Building 6 & 9

Second Comment [10/06/2019]: Comment not addressed. Please provide building section which shows paseo conditions. Are all the buildings identical? If not please provide section for each condition and indicate which individual conditions and not just typical section. Also provide dimension on the plan sections.

15. ***Fixture Details:*** Details of all the fixtures such as light fixtures, benches, chairs, art feature, barbeque facility, tables, mailboxes, etc shall be included in the next submittal.

Second Comment [10/06/2019]: Please provide garage door materials samples. Also add dimensions where necessary such as the trellis exhibit, mail box, fence etc.

16. ***Pedestrian Transition:*** Revise the plans to ensure on-site finished grade should create smooth pedestrian transition. As per the Rowhouse guidelines- On-site finished grades should mitigate and “mask” tuck-under parking and create smooth pedestrian transitions.

Second Comment [10/06/2019]: Please incorporate special pavers at the project driveway entrances and key locations.

17. ***Garage Treatments:*** Garage doors are the dominant feature along rowhouse alleys and should be selected to be consistent with the building architecture, with compatible details, materials and colors. Please ensure the project design meets the following row house guidelines:

- Garages must be located on the back of rowhouses. All garage structures must be consistent and compatible with the architecture and materials of the rowhouses. Generally, garages should be recessed behind the back elevation wall plane.
- Where garage doors are flush with upper level facades, the facade should feature upper level building projections and decorative building elements such as trellises to provide visual interest.
- Recessed garage doors are encouraged with wing walls to manage their visual impact.
- Landscaped areas should be included in driveway apron areas between adjacent units, between garage doors.

Second Comment [10/06/2019]: Please provide details of the garage door material and also provide sample for staff review.

Project plan binding restricts the view of landscape details. Please adjust the information setup on plan sheets for review.

18. ***Building and Site Signage:*** Provide details of the building and site signage with the next submittal.

Second Comment [10/06/2019]: Comment pending. Please note these signs will be conceptual.

19. **Building Material:** Please provides details of the proposed building material. In selecting the building material please refer to the following rowhouse guidelines.

- New rowhouse development should emphasize high-quality, durable materials that are harmonious with existing neighborhood development.
- The massing and articulation of rowhouses will have greater emphasis if the elements are differentiated by a change in detail, color or material.
- Changes in materials generally should not occur on the same plane as this may result in an insubstantial or applied quality. Changes should correspond to variations in building mass.
- “Piecemeal” and frequent changes in materials should be avoided.
- Although differentiation of units is desired using dramatically different architectural styles unit to unit within the same development is generally discouraged.
- The base of units should be clearly defined with a heavier material such as brick or stone or with a darker color than the rest of the building.

Second Comment [10/06/2019]: Comment not addressed. Building elevation not provided for building 1,2,3,5,6,8,9, and 10.

Please use design and material contrast within the development to have greater emphasis on massing and articulation.

LANDSCAPING

20. **Perimeter Landscaping:** Introduce permit meter landscaping on site adjacent to neighborhood residential developments. As per rowhouse guidelines- “Internal streets should include a 5 foot minimum landscaped buffer when they run along property lines.”

Second Comment [10/06/2019]: Comment not addressed.

21. **Tree Canopy:** Providing tree canopy details for existing canopy, canopy at the time of planting, 5 year mark, 10 year mark and at maturity.

Second Comment [10/06/2019]: Thank you for the response. Please add details of % square footage of coverage on sheet# L3.10. Include a summary table for each stage.

22. **Tree Identification:** Indicate existing tree number and tree detail on the site plan. This should be consistent with onsite conditions and the tree inventory Tree Protection:

Second Comment [10/06/2019]: Thank you for the response. Include the existing tree removal plan under landscaping sheets with these details (tree number, species, girth etc.)

23. **Tree Preservation:** New development should preserve and protect existing trees. Please look at the site plan to ensure the development can preserve the existing on site trees.

Second Comment [10/06/2019]: Explore healthy tree relocation on site.

24. **Tree Removals:** Please confirm if any trees are proposed to be removed. Indicate the trees proposed to be removed on the existing landscape plans. Also provide a reference table which identifies the type of tree, tree number, size, species, conditions, heritage/ non heritage, and proposed for removal, preservation, or relocation.

Second Comment [10/06/2019]: Comment pending. Response to comments indicates tree removals will be added to the existing condition plan along with a reference table providing the requested information. Please provide this information.

25. **Raised porches:** Revise the plans to include raised porches in unit design. As per the row house guidelines-

- Raised porches are encouraged. The first floor level should be raised approximately three to five steps above the grade of the sidewalk directly in front of the front entrance. Porches should not be raised more than 4 feet from the sidewalk.
- Porches should be oriented to sidewalk and building corners facing intersections

Second Comment [10/06/2019]: Thank you for the response. Please indicate any circumstances where the condition is not met.

26. **Special Paver:** Introduce special pavers at key locations such as project entrance, pedestrian access and driveway intersections.

As per rowhouse guidelines-

- “Internal streets should incorporate special design features such as special paving, neckdown intersections and separated sidewalks with street trees.
- Street trees, separated sidewalks, benches, street lamps and special paving at intersections are desired elements to promote residential scaled, aesthetic streetscapes and reinforce pedestrian activity.
- Accent paving and bands at entry driveways are encouraged.”

Second Comment [10/06/2019]: Indicate which sheet provides the relevant information. Please incorporate special pavers at the project driveway entrances and key locations.

27. **Paseos:** *Revise the project design to include windows and adjust building elevations to encourage safe pedestrian use of the paseos. As per rowhouse guideline-*

- “Rowhouses lining paseos should provide windows along the building face to encourage comfortable and safe pedestrian use.
- Rowhouses lining paseos should be designed so that sunlight can reach the paseos during midday.
- Tuck-under parking is parking that is partially below grade when compared to the building entrance and located to the rear of a rowhouse. When tuckunder parking is desired, paseos should be raised to lessen perceived building height along the paseo.”

Second Comment [10/06/2019]: Please indicate paseo width in addition to the building to building distance.

28. **Mechanical Units:** Applicant shall consider design features to screen mechanical units and incorporate placements of the units to avoid any aesthetic impacts of the mechanical units in the plan.

Second Comment [10/06/2019]: Please confirm if the fence shown on detail 9/L2.01 is the proposed screening. Add height dimensions to the details.

PARKING:

29. **Driveway Apron:** Please provide driveway apron dimensions on the site plan. As per the row house guidelines- Driveway aprons should be no more than 4 feet long, so that people will not use them for parking.

Second Comment [10/06/2019]: Please indicate clearly if any exceptions occur in the plan set. Statements such as in certain location or plan mostly meets the requirement does not give clear indication of information.

Comments from Other City Departments

Project comments and recommended standard conditions of approval from other City departments are enclosed. Please contact the appropriate point person listed below, if you have questions regarding the enclosed comments.

- Building Division - Jackie Cortez - Plan Check Examiner, (650) 903-6313 or Jackie.Cortez@mountainview.gov. Please respond to the attached comments.
- Public Works Department - Gabrielle Abdon, 650-903-6311 or Gabrielle.Abdon@mountainview.gov. Please respond to the attached comments.
- Fire Department - Anish Murthy, Fire Prevention Engineer, 650-903-6313 or Anish.Murthy@mountainview.gov. Please see attached draft conditions.
- Hazardous Materials (Environmental Safety Division) - Eric Anderson, Environmental Safety Coordinator, (650) 903-6225 or eric.anderson@mountainview.gov. Please respond to the attached comments.

Conclusion

Please be advised that this summary does not constitute a final review. Revisions to your plans may result in additional comments or requirements. To expedite review of your project, when submitting revised plans, please "cloud" each revision on the plan set, or submit a text document, which explains how you have responded to each of the issues, which have been raised in this letter or from other departments.

If the Planning Division does not receive a response to this letter within 60 days, your application will be considered void.

Timeline, Process, and Re-Submittal

Once you have addressed the comments from the Planning Division, DRC, and the other City departments, submit revised plans to the Planning Division for review. Please submit 15 sets of 11"x17" reduced-size drawings, two sets of 24"x36" full-sized drawings, a digital set of plans and materials formatted to 11"x17" size, and a text document which explains how you have responded to each of the issues which have been raised in this letter as well as by the other departments.

Thank you for the opportunity to review this application. If you have any questions, please do not hesitate to contact me at (650) 903-6306 or by email at diana.pancholi@mountainview.gov.

Sincerely,

A handwritten signature in blue ink that reads "Diana Pancholi". The signature is written in a cursive style and is positioned above the printed name.

Diana Pancholi
Project Planner

Environmental Safety Division Comment

1) The "Preliminary Stormwater Management Plan" is not acceptable due to (1) sole reliance on the UTS system, which is not a preferred system, for treatment; and (2) sole reliance on pumping the collected to runoff to the treatment system. Pump systems are discouraged due to maintenance requirements and potential for pumps to fail.

Provide a revised stormwater management plan that incorporates biotreatment systems with gravity drained inlets to treat at least portions of the site. Examples of areas that may be treated effectively using biotreatment systems with gravity drained inlets, include draining building roofs to biotreatment systems by an outfall pipe or bubble up; OR draining portions of the private driveway to biotreatment systems by way of curb cut drains. Another treatment control for consideration is use of permeable paving materials for portions of the parking and driveway area. Flow through planters to treat roof runoff may also be considered.

Please contact Eric Anderson, Environmental Safety Coordinator, (650) 903-6225 or eric.anderson@mountainview.gov if you have any questions.



MEMORANDUM

Building Department

TO: Diana Pancholi, Project Planner
FROM: Jackie Cortez – Plan Check Examiner
SUBJECT: 570 South Rengstorff (PL-2019-182.1)
Request for a Planned Unit Development permit to construct 85 rowhouse unit

Below are the comments to be addressed. The architect/engineer of record shall respond/incorporate these comments before the building division can provide the conditions of approval:

1. Revise and provide on the plans the required Fire Wall Resistance Ratings per 2016 CBC Table 706.4c as amended in MVCC Section 8.10.22.
The comment above has not been completed. Show on the plans the generic details for the fire separation.
2. Show on the plans the Emergency Escape and Rescue Openings per Chapter 10 (section 1030) of the California Building Code on plans.
The comment above has not been completed. Show on the plans the egress windows for the Emergency Escape and Rescue Openings where required.
3. Show on the plans the details for compliance with the chapter 11A Accessibility of the California Building Code for the accessible units (10).
The comment above has not been completed. Please explain the exception (by the response) or provide the code exception number to verify it. By the CBC the R-2 occupancies shall comply with chapter 11A. Show on the plans the total number of accessible units and the design approaches in compliance with the chapter 11A.
4. Show compliance on the plans with chapter 11A for the common areas: owner's entertainment area (included pool restrooms), accessible parking stalls, and accessible path of travel, from the accessible parking to the accessible units, and from the public way route to the accessible units & entertainment area per California Building Code.
The comment above has not been completed. Show compliance on the plans with chapter 11A for the common areas.
5. Show compliance on the plans with section 1208 Interior Space Dimensions by the CBC for minimum room widths, minimum ceiling heights & minimum room area.
The comment above has not been completed.
6. Provide the 'Residential Cal Green and MVGB checklist' form and the design approaches on the plans.
The comment above has not been completed. Show on the plans the 'Residential Cal Green and MVGB checklist' form and the design approaches on the plans.
7. Per clarity, label the space on sheet A-2.1 (ground floor). Also, if accessible unit, show compliance on the plans with chapter 11A.

Respond in writing to each comment by marking this comment list or by providing a separate letter. Indicate which detail, plan, specification or calculation shows the required information by use of: 1) corresponding revision numbers and 2) bubble or highlights for easy reference. Additional comments will be provided once a complete application is submitted.

Cc: Woodworth, Bizjak, Planner & PCC

WORKSHEET
STANDARD FIRE DEPARTMENT CONDITIONS
Effective: 09-02-19

FIRE PROTECTION SYSTEMS AND EQUIPMENT

FD-01 [FIRE PROTECTION SYSTEMS AND EQUIPMENT]

BUILDING AND FIRE PERMITS – CODE REQUIREMENTS: Obtaining Planning entitlement for this project is not an approval from Building or Fire. A formal permit submittal to the Building Inspection Division is required. Plan check through the Building Inspection Division shall determine the specific project requirements and construction compliance in accordance with Federal, State, and local codes adopted for all building and/or fire permits.

Entitlement review by the Building Inspection Division is preliminary and only attempting to identify critical or significant code concerns. Building plan check review is a separate permit application process that can only be applied for once the Planning approvals have been obtained and the required appeal period has passed. For information on how to submit for building and fire permits, please refer to the Building Inspection Division’s website – www.mountainview.gov/submitbuildingpermit for review timelines and document requirements.

No construction work shall commence without the appropriate issued building permit(s) and no new occupancy shall commence without a properly executed Certificate of Occupancy. Please visit City of Mountain View – Building & Fire Division (for construction) online at www.mountainview.gov/building or by phone at 650-903-6313 to obtain information and submittal requirements.

FD-02 [FIRE PROTECTION SYSTEMS AND EQUIPMENT]

FIRE SPRINKLER SYSTEM: Provide an automatic fire sprinkler system to be monitored by a central station monitoring alarm company. This monitoring shall include water flow indicators and tamper switches on all control valves. Three (3) sets of shop-quality drawings shall be submitted for review and approval. The underground fire service system shall be approved prior to approval of the automatic fire sprinkler system. All work shall conform to NFPA 13 (2016 Edition), NFPA 24 (2016 Edition), NFPA 72 (2016 Edition), and Mountain View Fire Department specifications. Call the Building Inspection Division at 650-903-6313 for a copy of specifications and submittal requirements or visit online at www.mountainview.gov/firerequirements. (City Code Sections 14.10.28, 14.10.29, and California Fire Code Section 903.)

FD-07 [FIRE PROTECTION SYSTEMS AND EQUIPMENT]

FIRE HYDRANTS: Hydrants in accordance with the Department of Public Works Standard Provisions shall be located every 300’ (apart) and within 150’ of all exterior walls. Installation shall be complete and the system shall be tested prior to combustible construction.

FD-13 [FIRE PROTECTION SYSTEMS AND EQUIPMENT]

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

FD-14 [FIRE PROTECTION SYSTEMS AND EQUIPMENT]

CARBON MONOXIDE ALARMS: All residential occupancies shall be provided with carbon monoxide alarms. Carbon monoxide alarms shall be installed in accordance with the California Building Code and the approved manufacturer's instructions. (California Fire Code, Section 915.)

FIRE DEPARTMENT ACCESS

FD-17 [FIRE DEPARTMENT ACCESS]

FIRE APPARATUS ACCESS ROADS: Access roads shall have 13'6" unobstructed vertical clearance, 20' of unobstructed width (26' where building occupied floors exceed 30' height), and minimum turning radii of 21' (inside turning radius). Unobstructed width shall mean a clear travelway, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds. Unobstructed width shall not include the width of rolled curbs, sidewalks, or nondrivable surfaces. (California Fire Code, Section 503, and City Code, Sections 14.10.15, 14.10.16 and 14.10.17.)

FD-18 [FIRE DEPARTMENT ACCESS]

FIRE APPARATUS TURNAROUNDS: Dead-end fire apparatus access roads in excess of 150' in length shall be provided with approved provisions for the turning around of apparatus. "Approved provisions" shall mean that turnarounds, in accordance with Mountain View Fire Department specifications, are provided in locations such that fire apparatus shall never be more than 150' away from the closest turnaround. Call the Building Inspection Division at 650-903-6313 for specifications. (California Fire Code, Section 503.)

FD-19 [FIRE DEPARTMENT ACCESS]

FIRE LANE MARKING: "NO PARKING – FIRE LANE" signs shall be posted along fire lanes and curbs shall be painted red with the words: NO PARKING – FIRE LANE stenciled in white on the top and side of the curb. Call the Building Inspection Division at 650-903-6313 for specifications and application or visit online at www.mountainview.gov/firerequirements. (California Fire Code, Section 503.)

FD-20 [FIRE DEPARTMENT ACCESS]

ALL-WEATHER FIRE APPARATUS ACCESS ROADS: Prior to combustible construction, an all-weather access road capable of supporting emergency vehicles (70,000 pounds) shall be constructed to allow access within 150' of every portion of the project. Access roads shall have 13'6" overhead clearance, 20' of unobstructed width, and 21' inside turning radius. (California Fire Code, Section 503.)

EXTERIOR IMPROVEMENTS

FD-40 [EXTERIOR IMPROVEMENTS]

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

FD-41 [EXTERIOR IMPROVEMENTS]

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. (City Code, Section 14.10.19.)

Address 570 South Rengstorff Avenue _____

Prepared by Anish Murthy, FPE _____

Application No. PL-2019-182 _____

Item _____

OTHER

FD-43 [OTHER]

EMERGENCY ESCAPE OPENING ACCESS: Provide clear space and ladder pads at ground level for emergency escape opening access in R and I-1 occupancies. Ladder pads shall be accessible by fire crews with a three-section, 12' long ladder. Awnings and window shades shall be designed to not interfere with ladder access. (California Building Code, Section 1030.)



MEMORANDUM

Public Works Department

TO: Diana Pancholi, Community Development Department

FROM: Gabrielle Abdon, Assistant Engineer
Land Development Section, Public Works Dept. Tele: (650) 903-6311
Fax: (650) 962-8503

SUBJECT: **570 South Rengstorff Avenue (PL-2019-182 & PL-2019-185)
PUP & DRP to construct 85-unit rowhome project to replace 70 apartment units
on a 4.07-acre site and a Vesting Tentative Map for condominium purposes
Second Formal Planning Review, Item No. 23949 & 23993**

The following Public Works sections are providing comments: Land Development, Traffic, Solid Waste, and Public Services.

Before the application is deemed complete, the applicant shall address the following incomplete items on the plans and provide a response letter. Public Works may have additional requirements and/or comments after evaluating the additional information.

INCOMPLETE ITEMS

Transportation/Traffic

1. The applicant shall assess the proposed development's impacts to the S. Rengstorff Avenue/Latham Street intersection through an informal TIA (Transportation/Traffic Impact Analysis memo).

Solid Waste

2. There are inconsistencies in the plan set for the measurement of the cart storage areas in the garages. All garages must indicate a minimum of 6 ½' wide x 3' deep cart storage areas. The largest cart, which residents may use, measures 3' deep and plans only indicate 2 ½' depth along with various widths.
3. Comments from 6/18/19 were not addressed requiring a plan sheet displaying the 3-cart set out for each unit on collection day. Plans must display that 3 carts will fit in front of each unit, not under any overhangs, while maintaining a minimum of 20' width in the travelway. Show that the units with the tandem garages have a large enough frontage to accommodate 3 carts in front of the unit.
4. All street trees must maintain a minimum of 15' clearance. Page L3.11 of the plan set indicates the mature canopy at the entrance off of S. Rengstorff Ave will be problematic in the future.

Sheet A-1.0 - Architectural Siteplan

5. Align the driveway approach width with the width of the driveway. The approaches are shown inconsistently throughout the plan set and do not align with the proposed driveways.

6. In general, landscaping drawings shall include dimensions for all property lines, easements, driveways, sidewalk, etc. in the right-of-way.

Sheet L1.04 & L1.05 – Unit Open Space Enlargement along Latham Street

7. The plans show proposed balconies and privacy fences that encroach into the required PUE. Relocate all balconies and privacy fences (including footings) behind the PUE. Revise all sheets accordingly.
8. Relocate private bike spaces outside of the PUE.

Sheet L2.02 – Site Details

9. For the retaining wall detail (Detail 7), show the property line. Footings shall not encroach upon adjacent property.

Sheet L3.00 – Overall Planting Plan

10. Remove/relocate all objects over 36" within the corner sight triangle area. The privacy fence and balcony/patio nearest the corner of S. Rengstorff Avenue and Latham Street still appears to encroach into the visibility triangle.
11. Show the driveway triangles of safety for **both** pedestrians and vehicles on both driveways per City Standard Detail A-22. The plans currently show only the pedestrian driveway sight triangle. Confirm there are no visibility obstructions within these areas. It appears that proposed privacy fences encroach into the pedestrian sight triangle at the Rengstorff Ave driveway.

IR 1.4 – Irrigation Plan

12. Identify the point of connection.
13. The irrigation mainlines shall not run parallel within the PUE.

Sheet IR 1.7 – Irrigation Details

14. If referencing City Standard Details, reference the entire standard detail including title block and borders.
15. Public backflow preventors shall not be encased. They shall remain open and accessible to City staff for maintenance. The reduced pressure backflow assembly shall comply with City Standard Detail D-05.

Sheet TM.1 – Vesting Tentative Map for Condominium Purposes

16. Please provide a full size (24"x36") exhibit (separate from the Planning review plan set) of the wet and dry utility improvements (on-site and off-site) with a colored overlay of all proposed easements. Verify that all utility improvements requiring a public or private easement have been accounted for. Additional easement dedications may be required upon further review.

Sheet C.1. – Boundary and Existing Conditions

17. Indicate that the existing utility boxes will be relocated specifically behind sidewalk.
18. Review the location of the existing fire hydrant and street light in regards to the proposed curb line. Relocate the SL and replace the fire hydrant such that they meet City Standards.

19. Identify all existing utility boxes, vaults, and manholes on the plan. If any are impacted by sidewalk or overlay improvements, they shall be adjusted to grade.

Sheet C.2 – Site Plan

20. Show painted red curb along the entire project frontage (S. Rengstorff Ave and Latham St) on the site plan.
21. Half-street overlay shall be required on both S. Rengstorff Avenue and Latham Street project frontages. Show the required half-street overlay on the site plan and cross sections.
22. Show vehicular sight distance triangles on the plan per City Standard Detail A-22.
23. Specify which curb ramp is to be used for the corner of S. Rengstorff Ave and Latham St. Reference Caltrans Standard Plan A88A.

Sheet C.3 – Preliminary Utility Plan

24. Show the 10' PUE on the utility plan with dimensions.
25. Show the size of the irrigation service, meter, and backflow preventer (BFP) on Sheet C.3; it should correspond with IR 1.3.
26. The 8-inch on-site sewer main requires a sewer manhole at the property line.
27. All fire hydrants shall be shown with gate valves, per City Standard D-7.
28. Verify if the joint trench shown beneath the sidewalk is private (will only serve this development) or public (will be used to serve other developments as well). Any private utility lines that will only serve the development cannot run longitudinally through the public right-of-way or PUE. If public, relocate the joint trench line behind the sidewalk.
29. Specify the size of the gas line along Latham Street.
30. Clarify the ends of the proposed joint trench. Will it connect to the existing pole remaining at the north end of the property along S. Rengstorff Ave? How will it connect at the southern end of the property? How will the proposed transformer at the corner of Rengstorff and Latham St connect to the rest to the proposed design?
31. The clearance between the domestic and fire water mains appears to be less than 5'. Please revise.
32. At the proposed fire services Rengstorff Ave and Latham St, there are portions of private line that run longitudinally through the PUE. Private longitudinal lines are not permitted within the PUE. Please revise the plans accordingly.

Sheet C.4 – Preliminary Grading and Drainage Plan

33. Provide SDMHs at the property line at both points of connection to the main. Are 18-inch storm drain mains required? Most developments utilize 12-inch. Verify pipe sizing.
34. Verify if the existing catch basins along Rengstorff will remain and review grading along the curb & gutter with respect to the new curb alignment. Are the existing catch basins sufficient?

FUTURE CONDITIONS

We would like the applicant to be aware that the following items will become part of the project conditions of approval:

35. On September 11, 2018, City Council adopted the Multi Modal Improvement Plan, Traffic Impact Fee Nexus Study, and Chapter 43 of the City Code which enacted a Citywide Transportation Impact Fee. This transportation impact fee for residential development are based on the number and type of dwelling units. Credit is given for the existing site use(s) as applicable. The fee is applicable to all projects who submitted a formal planning application after July 1, 2018 or who are issued a building permit after January 1, 2021.
36. The Development will be subject to Parkland dedication fees (approximately \$15,000 to \$30,000 per unit) for each new residential unit in accordance with Chapter 41 of the City Code prior to the issuance of the building permit.
37. Sewer and water capacity fees per dwelling unit will apply. Credit will be given for the existing site uses and meter size(s) as applicable.
38. At building plan check submittal, a construction traffic and parking management plan shall be provided to include the following:
 - Truck route for construction and delivery trucks that does not include neighborhood residential streets;
 - Building construction phasing/construction equipment storage/construction parking plans: Show construction vehicles and equipment parking area and construction trailer location. All construction vehicles/equipment and trailer shall be located on-site or at a site nearby (not on a public street or public parking) arranged by the contractor. No construction equipment or vehicles shall be stored or parked on residential streets or public parking lots. Construction contractors/workers are required to park on-site or at a private property arranged by the contractor and shall not be allowed to use neighboring residential streets for parking/storage
 - A comprehensive bike, pedestrian and vehicular traffic control plan detailing lane closures, sidewalk closures, etc. during on and off-site construction. (Sidewalk closure or narrowing is not allowed during any on-site construction activities.)

The construction traffic and parking management plan must be approved prior to the issuance of a demolition permit.

39. Project shall conform to the City's Water Conservation in Landscaping Regulations.
40. The property owner/home owner's association (HOA) shall be responsible for maintaining all on-site utilities. The CC&Rs shall require a Utility Maintenance Plan and a Sewer Overflow Response Plan.

cc: PCC, PCE - Byrer, SCE - Cervantes, File (Rengstorff Ave S_570), Chron