

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

APPLICATION NO.:
DATE OF FINDINGS:
EXPIRATION OF ZONING PERMIT:

Page 1 of 11
PL-8202
October 8, 2025
October 8, 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:

Alison Ard for Castle Grayskull

Property Address:

Assessor's Parcel No(s).:

Zone:

89 Pioneer Way

160-64-007

MM

Request:

Request for a Conditional Use Permit and Development Review Permit to allow a video production and educational toy design studio in an existing industrial building, including the addition of a 1,053 square foot mezzanine to the interior of the existing 25,740 square foot building, and minor site modifications, including a new trash enclosure and painting booth, within the existing parking area, on a 1.25-acre site; and a recommended determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines.

APPROVED ☐

CONDITIONALLY ☒
APPROVED

DISAPPROVED ☐

OTHER ☐

FINDINGS OF APPROVAL:

The Conditional Use Permit for a video production and educational toy design studio in an existing industrial building, including the addition of a 1,053 square foot mezzanine to the interior of the existing building, 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 General Industrial (MM) Zoning District and complies with all of the applicable provisions of Chapter 36 (Zoning) of the City Code.** The Land Use standards of the MM Zoning District provide for consideration of "other uses not named but similar to listed uses as determined by the Zoning Administrator." A film production and educational toy design studio is a compatible use within the General Industrial Zoning District. The proposed use and project are consistent with the Industrial Zone General Development Standards, General Industrial (MM) Zoning District Standards, as well as the parking, circulation, and drive-aisle standards in Article X (Parking) of Chapter 36 (Zoning) of the City Code. The use is unique and has different characteristics from those contemplated in the MM development standards for maximum floor area ratio (FAR) because a significant portion of the building is intended for video production, which does not fit into any of the uses for which a maximum FAR is defined. As such, the City can consider alternative floor area requirements consistent with the General Plan. Furthermore, the unique operations and equipment of the use proposed require additional floor area and propose a lower employment density than some uses already contemplated in the Zoning District standards. The interior floor area improvements will not add to the bulk and mass of the building, and the project meets all other development standards;
- B. **The proposed use is consistent with the High-Intensity Office Land Use Designation of the General Plan.** The educational toy design studio supports research and development and light manufacturing, and the movie/video production element proposed is consistent with the general purpose of production described in the Designation. The project provides measures for highly sustainable development, allowing the use to be considered with a floor area up to 1.0. The project provides up to 142 kW photovoltaic system with 41 kWh of battery storage, where none is required by City policy, and six electric vehicle (EV) charging

☐ Owner

☐ Agent

☐ File

☐ Fire

☐ Public Works

stations, which facilitate solar energy use, consistent with General Plan Policy INC 14.2. Furthermore, the project includes various operational improvements that reduce water consumption and solid waste generation. In sum, these sustainability measures exceed the standard requirements for a project of this size and allow the City to consider the increased floor area for this use;

- 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.** There are minimal changes proposed to the building exterior, and the proposed expansion in capacity is taking place inside the existing space of the building to create a mezzanine level to provide more of a collaborative space. Furthermore, the operational characteristics of the use are compatible with the light industrial environment in which the project is located;
- 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.** The project proposes minimal changes to the site that are consistent with the MM Zoning District, including a new trash enclosure and paint booth, which are screened from public view by the existing industrial building and its landscaping. The site has landscaping and mature trees that will not be removed during construction or operation of the proposed use, which enhances the architectural integrity of the District. Thus, the integrity and character of the District are not impaired by the building modifications; and
- E. **The approval of the Conditional Use Permit complies with the California Environmental Quality Act (CEQA).** The project qualifies as a categorically exempt project per Section 15301 ("Existing Facilities") because the 1,083 square foot addition to the interior of the building and minor alteration of existing facilities on the project site would not result in an increase of 2,500 square feet, or 50%, of the floor area of the structures before the addition. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Development Review Permit to allow a video production and educational toy design studio in an existing industrial building, including the addition of a 1,053 square foot mezzanine to the interior of the existing 25,740 square foot industrial building and minor site modifications, including a new trash enclosure and painting booth within the existing parking area, is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, and any City-adopted design guidelines.** The exterior site improvements comply with the development standards for minimum drive aisle width, trash enclosures, and accessory structures;
- 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.** There are no proposed changes to the building exterior, and exterior site improvements are consistent with the General Industrial Zoning District and the surrounding urban environment;
- C. **The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development.** The design of the site is compatible and integrated with public streets and sidewalks and other public property as the new trash enclosure and paint booth are located away from public view toward the rear of the property, while the existing storage containers are located at the rear of the property, are not visible from the street, and are adjacent to other industrial uses;
- 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.** There is no adopted landscape program for the area, but the landscape design proposed provides an attractive environment and visual relief by preserving the existing mature trees and landscaping at the front of the property;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The subject property is located within one-half mile of transit and, subject to Section 36.32.50 (Required number of parking spaces), there is no minimum parking requirement; therefore, parking stalls may be removed. Parking and vehicular access are one-way with sufficient drive-aisle width and a separate entrance and exit from the site that provide adequate visibility to pedestrians and motorists navigating the public right-of-way. In addition, providing vehicular access that directs cars

to the rear of the property, while the landscaping and pedestrian access are oriented toward the front of the property, results in a better-quality vehicular and pedestrian circulation experience; and

- F. **The approval of the Development Review Permit complies with the California Environmental Quality Act (CEQA).** The project qualifies as a categorically exempt project per Section 15301 (“Existing Facilities”) because the 1,083 square foot addition to the interior of the building and minor alteration of existing facilities on the project site would not result in an increase of 2,500 square feet, or 50%, of the floor area of the structures before the addition. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

This approval is granted to allow a video production and educational toy design studio use in an existing industrial building, including the addition of a 1,053 square foot mezzanine to the interior of an existing 25,740 square foot building and minor site modifications, including a new trash enclosure and painting booth within the existing parking area, located on Assessor’s Parcel No. 160-64-007. 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 Janice Yeh, date stamped July 7, 2025.
- b. Description Letter prepared by Janice Yeh, date stamped April 30, 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. **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).
- 3. **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.

PERMIT SUBMITTAL REQUIREMENTS

- 4. **SUSTAINABILITY PACKAGE:** In compliance with the General Plan, the applicant is required to provide sustainability measures in exchange for additional development intensity and to advance the goals and policies of the General Plan in regard to highly sustainable development (including the High-Intensity Office Land Use Designation and General Plan Policy INC 14.2: Solar Energy).

Details of the sustainability package must be reviewed and approved during building permit review by the Community Development Department, including review of design/construction plans of the rooftop photovoltaic system, electric vehicle parking stations, and water bottle filler installations. Sustainability measures proposed include the following:

- a. Full rooftop solar coverage as elaborated in the application materials.
- b. Six solar-powered electric vehicle (EV) parking spaces.

- c. Operational practices, including water bottle fillers, recycling used 3D printer filament, and donating used electronic components to local designers. **(PROJECT-SPECIFIC CONDITION)**

- 5. **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.
- 6. **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.
- 7. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved project, including Conditions of Approval, shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
- 8. **FLOOR AREA RATIO (FAR) DIAGRAM:** Building permit drawings must include a floor area ratio (FAR) diagram for each structure on-site, clearly identifying each level of the structure(s) and the gross area(s) which count toward floor area per required zoning calculations. The diagram must also clearly identify all areas which are exempt from FAR.

OPERATIONS

- 9. **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.

SITE DEVELOPMENT AND BUILDING DESIGN

- 10. **OUTDOOR STORAGE:** There is to be no outdoor storage without specific Development Review approval by the Planning Division.
- 11. **PARKING SPACE DESIGN:** All parking spaces (except parallel spaces) must be double-striped with 4" wide stripes. Double stripes shall be 18" apart, from outside edge to outside edge of the stripes, or 10" from inside edge to inside edge of the stripes. 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'. For parallel parking spaces, only single-striped or tic-mark is required between spaces. Single stripes shall be measured from interior edge to interior edge of the stripe, such that the space between stripes is 24'.

AGREEMENTS AND FEES

- 12. **HOUSING IMPACT FEE:** Prior to the issuance of the first grading or building permit, the applicant shall pay a Housing Impact Fee based on the net new floor area and the adopted fees in effect at the time of building permit issuance. For purposes of calculating the fee, the project includes construction of 1,053 square feet of net new commercial/retail/entertainment space.

CONSTRUCTION ACTIVITIES

- 13. **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.

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.

14. **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).
15. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
16. **MIXED USE AND OCCUPANCY:** The project shall comply with the requirements per the CBC, Chapter 5, Section 508.
17. **OCCUPANCY SEPARATION:** Proper separation is required to be provided between occupancies per the CBC, Table 508.4.
18. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.
19. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
20. **ACCESSIBILITY REQUIREMENTS:**
 - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
21. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at www.mountainview.gov/greenbuilding.
22. **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.
23. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
24. **SIGNS:** Proposed signs are to be a deferred submittal under a separate building permit application.
25. **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.
26. **ACCESSIBLE PARKING STALLS:** Any new development exempt from minimum parking standards per Government Code Section 65863.2 must provide parking spaces that are accessible to persons with disabilities that would have otherwise applied to the development as required by Government Code Section 65863.2(f). The development would have otherwise required 89 parking stalls. Therefore, the development must provide four (4) parking spaces that are accessible to persons with disabilities.
(PROJECT-SPECIFIC CONDITION)

Fire Department—650-903-6343 or fire@mountainview.gov

FIRE PROTECTION SYSTEMS AND EQUIPMENT

27. **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. Shop-quality drawings shall be submitted electronically 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, NFPA 24, NFPA 72, and Mountain View Fire Department specifications. (City Code Sections 14.10.30 and 14.10.31 and California Fire Code Section 903.)
28. **ON-SITE WHARF HYDRANTS:** Provide ground-level wet standpipes (wharf hydrants). On-site wharf hydrants shall be so located as to reach any portion of combustible construction with 150' of hose. Installation shall be complete and the system shall be tested prior to the start of combustible construction. The wharf hydrant shall be capable of providing a combination flow of 500 GPM with two 2.5" outlets flowing. Shop-quality drawings shall be submitted electronically for review and approval. (NFPA 24 and Mountain View Fire Department requirements.)
29. **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.)
30. **AUTOMATIC/MANUAL FIRE ALARM SYSTEM:** Provide an approved automatic/manual fire alarm system in accordance with California Fire Code and Mountain View Fire Department specifications. Shop-quality drawings shall be submitted electronically for review and approval. Prior to occupancy, the system shall be field-tested, approved, and in service. Provisions shall be made for monthly testing, maintenance, and service. (California Fire Code, Section 907, and Mountain View City Code, Section 14.10.36 and 14.10.37.) **NOTE:** A Deferred Fire Alarm submittal is needed to tie into the new fire sprinkler system.

FIRE DEPARTMENT ACCESS

31. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.) **NOTE:** The existing Knox Box shall be relocated along the exterior building wall such that it is directly adjacent to the double doors leading to the entrance lobby.

EGRESS AND FIRE SAFETY

32. **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.)
33. **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.)
34. **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.
35. **ON-SITE DRAWINGS:** Submit electronic (.pdf) drawing files according to Fire Department specifications prior to final Certificate of Occupancy.

HAZARDOUS CONDITIONS

36. **HAZARDOUS PROCESSES:** Comply with all applicable provisions of the California Fire Code and the California Building Code. Submit a completed FPE—Hazardous Materials Inventory Statement. FPE—Hazardous Materials Inventory Statements shall be obtained from the Building Division and submitted for review by the Fire Protection Engineer. Additional hazardous materials forms, disclosure statements, and/or other documentation will be required by the Fire and Environmental Protection Division of the Fire Department online at www.mountainview.gov/fep.

- 37. **FLAMMABLE FINISHES:** Application of flammable finishes shall comply with the California Fire Code, Chapter 24.
- 38. **ELECTRICAL ENERGY STORAGE SYSTEMS:** Electrical Energy Storage Systems shall comply with the California Fire Code, Section 1207.

EXTERIOR IMPROVEMENTS

- 39. **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.)
- 40. **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.)

OTHER

- 41. **EMERGENCY RESPONDER RADIO COVERAGE:** All buildings shall have approved radio coverage for emergency responders within the building. (California Fire Code, Section 510.)
- 42. **HIGH-PILED COMBUSTIBLE STORAGE REPORT:** The commodity classification and storage parameters for the warehouse areas are required prior to issuing a building permit in order to determine the adequacy of the existing fire sprinkler system. Provide an analysis by a California Registered Fire Protection Engineer that classifies the commodities. The report shall specify the minimum densities for both the overhead and rack sprinkler systems based on the type of commodity and storage height as per the applicable California Fire Code (CFC) and NFPA 13. If classified as high-piled, provide construction documents as per CFC 3201.3. **NOTE:** A report is required if combustible solid-piled, shelf, or rack storage is provided.

Public Works Department—650-903-6311 or public.works@mountainview.gov

STREET IMPROVEMENTS

- 43. **EXCAVATION PERMIT:** For projects with any work within the public right-of-way, upon first submittal of the building permit and improvement plans, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Development Permits website at: <https://developmentpermits.mountainview.gov/about-permits/applications>. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.
- 44. **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.
- 45. **DRIVEWAY SIGHT TRIANGLE:** Within the pedestrian and/or vehicle traffic safety sight triangle(s), for the project site and adjacent properties, the site shall be compliant with height and clearance requirements per the Public Works Standard Details and to the satisfaction of the Public Works Director. The project is required to remove or modify all objects, including, but not limited to, landscape, hardscape, 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.

46. **RED CURB AT DRIVEWAY ENTRANCES:** Street curbs adjacent to driveway entrances, including entrances to underground parking garages, shall be painted red a minimum of 10' in each direction, as determined and approved by the City Traffic Engineer. The specific areas of work shall be clearly identified and shown on the plans.
47. **STOP-CONTROLLED SITE EGRESS:** All egress points to public streets or public easements shall be stop-controlled to address conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway. Stop-controlled egress shall include STOP signs, a limit line, and "STOP" pavement marking(s). The specific areas of work shall be clearly identified and shown on the plans.
48. **STRIPING:** All striping damaged as part of construction and pavement work shall be replaced with thermoplastic striping to the satisfaction of the City Traffic Engineer.

UTILITIES

49. **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.
50. **SEPARATE FIRE SERVICE:** Domestic water and fire services shall have separate lines connected to the City's water main, except when supplying NFPA 13D fire sprinkler systems, as approved by the City Fire Protection Engineer. On-site fire lines, post indicator valves, Fire Department connections, and detector checks also require approval from the City's Fire Protection Engineer.
51. **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.
52. **REUSE OF EXISTING SEWER LATERAL:** City records show the existing sewer lateral was constructed as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new sewer lateral from the property line to the City main will be required, including the installation of a new property line sewer cleanout.

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

53. **WATER AND SEWER APPLICATIONS:** Upon first submittal of the building permit and improvement plans, the applicant shall submit complete applications for water and sewer service to the Public Works Department if new water services, water meters, fire services, or sewer laterals are required. Any unpaid water and sanitary sewer fees must also be paid prior to the issuance of any permits.
54. **ON-SITE UTILITY MAINTENANCE:** On-site water, sanitary sewer, and storm drainage facilities shall be privately maintained by the property owner(s) and shall be noted on the plans.

SOLID WASTE AND RECYCLING

55. **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."
56. **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.
57. **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."
58. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.

This 25,740 square foot commercial property must have trash, recycling, and organics service. Display on the plans the trash room layout, location, and dimensions to scale with minimum service levels: two 3-yard trash, one 3-yard mixed recycling, and one 64-gallon compost.

- Trash room must have the minimum interior measures of approximately 32'x16'4", not including interior curbs or footing.
- Enclosure standards require no less than 9' vertical clearance for the roof from finished grade to the roof interior.
- The enclosure shall have two service gates each with a minimum 8' wide opening. There must be drop-pin holes for cane bolts to secure the service gate in both the opened and closed positions. Visually show the drop-pin holes or have a note on the detail sheet in the building plans.
- Provide a concrete stress pad that is the width of the trash enclosure and 10' deep directly in front of the trash enclosure.
- Trash rooms are for collection containers only and not for other storage and shall be labeled "Trash Room."
- The compost cart will not be rolled out by the hauler. The cart shall be transported each week by the property maintenance staff to the red curb at Pioneer Way and removed promptly after service. There will not be a staging area for the bins. Drivers will roll bins out of the trash enclosure and service on the concrete stress pad.
- Provide a sheet that illustrates the trash truck travelway from where the vehicle enters and exists the property on Pioneer Way. Trash truck circulation must demonstrate that the vehicle can safely maneuver the property and that the vehicle travelway is not impacted by on-site parking spaces. The hauler shall not service past the gated areas of the property. See specifications for the hauler collection vehicle turning radius and clearly display the entire truck travelway circulation to and from trash enclosure (MountainView.gov/ConstructionWaste).
- Maintain an overhead clearances of 15' in the travelway and 22' at the point of collection.
- Any movement of bins over 30' is subject to hauler rollout fees. The current rollout fee is \$0.75 per foot per container per month.

CONSTRUCTION ACTIVITIES, NOTES, AND OTHER APPROVALS

59. **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."

60. **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."
61. **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.

62. **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.
63. **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.

HAZARDOUS MATERIALS

For more information, materials, and worksheets, contact the Fire and Environmental Protection Division of the Fire Department online at <http://www.mountainview.gov/fep> or by phone at 650-903-6378.

64. **HAZARDOUS MATERIALS:** If hazardous materials will be stored or used on-site (including paints, thinners, compressed gases, propane, diesel, gasoline, batteries, etc.), complete a [Building Occupancy Classification Inventory Form](#). Submit a copy of the completed Building Occupancy Classification Inventory Form with your building plan submittal.
65. **LPG/PROPANE STORAGE:** Complete an "[LPG/Propane Storage](#)" check sheet. All applicable items in the check sheet should be completed and shown on the building plan submittal.
66. **DECLARATION OF EXEMPTION:** If limited quantities of hazardous materials will be used and stored, complete and attach a "[Declaration of Exemption](#)" letter to your building plan submittal. ([Exclusions](#))
67. **CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS):** Prior to construction permit final, a complete "[CERS Submittal](#)" shall be provided.

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/SH/CDD/FDG
PL-8202

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