

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

Page 1 of 11

APPLICATION NO.:

PL-6571

DATE OF FINDINGS:

February 26, 2025

EXPIRATION OF ZONING PERMIT:

February 26, 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:

**Thomas Taum for The Irvine Company, LLC**

Property Address:

Assessor's Parcel No.:

Zone:

**1344 Terra Bella Avenue**

**153-14-018**

**ML**

Request:

**Request for a Development Review Permit to construct site and facade modifications to an existing 39,775 square foot commercial building, and a Heritage Tree Removal Permit to remove three (3) Heritage trees on a 2.78-acre project site.**

APPROVED

CONDITIONALLY   
APPROVED

DISAPPROVED

OTHER

**FINDINGS OF APPROVAL:**

The Development Review Permit to allow site and facade modifications is conditionally approved based upon the conditions of approval contained herein and upon the following findings per Section 36.44.70:

- A. **The project complies with the general design considerations as described by the purpose and intent of Chapter 36 (Zoning) of the City Code, the General Plan, 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 any City-adopted design guidelines as the project will bring the site in conformance with the standards in Article X (Parking and Loading). Furthermore, the proposed site modifications will enhance the overall design of the parking area at the rear of the site through the provision of new landscape islands between rows of parking spaces to replace existing paving, and improvements to existing landscaped areas around the site. The proposed facade modifications will improve the functionality of space by creating a more distinguishable entry portal, improving visual interest along the public frontage;
- 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 proposed facade modifications include changes to the exterior finishes, such as new paint and facade panels, that match materials used at adjacent properties. The changes will bring the existing building's facade into greater harmony with surrounding development. New ground-mounted umbrellas will enhance an existing patio space, resulting in an outdoor amenity space that is similar in appearance and functionality to those at nearby office buildings;
- C. **The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property.** The project proposes to modify existing paving into a parking area at the rear of the site, resulting in 42 new parking spaces. These spaces are distributed through three aisles with new landscape islands, which contribute to the greater compatibility of the site with surrounding development. The proposed location of the parking area at the rear takes advantage of the existing site configuration to screen the view of the additional surface parking behind the existing commercial building while avoiding impacts to the site access

Owner

Agent

File

Fire

Public Works

from Terra Bella Avenue. While no tenant is currently proposed for the site, the proposed parking spaces will allow greater flexibility for future tenants. The project will also maintain two loading spaces sited close to the building;

- D. **The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area.** The project reduces hardscape in the rear surface parking lot by introducing more landscaped areas. The ML Zone Development Standards (Section 36.20.30 of the City Code) require that the total site maintain a minimum landscaped area of 15% of the lot area (18,164 square feet). The project proposes to increase the existing landscaped area from 11% of the total lot area (13,354 square feet) to 13.5% of total lot area (16,386 square feet), improving the site's overall compliance. At the front of the site, two existing Heritage-sized eucalyptus trees are proposed to remain, and new trees are proposed to frame the entryway to complement the existing structure and the proposed facade modifications. A total of 16 new trees are proposed in the parking lot, consistent with the landscaping requirements per Section 36.32.80(f)(2) of the City Code, which require that one 15-gallon tree is provided for every three parking spaces;
- E. **The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking.** The project maintains all existing pedestrian access and walkways at the front of the site. Modifications proposed to the rear of the site meet the minimum dimensions required by the City Code. New parking spaces maintain maneuverability and circulation routes through the site as required for fire engines and waste hauler access. A new loading zone is situated at the rear of the site, next to the main structure, such that the loading facility shall not be visible from the public right-of-way. An existing loading zone along the side of the building will also be maintained to comply with off-street loading requirements. Modifications proposed to a nearby outdoor patio area will further screen the visibility of the existing loading zone from the public right-of-way; and
- F. **The approval of the Development Review Permit complies with the Environmental Quality Act (CEQA).** The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 ("Existing Facilities") because it involves the minor alteration of an existing private structure involving negligible or no expansion of the former use. The project scope includes minor site and facade modifications to an existing building on a commercial site and does not involve the use of hazardous materials. None of the exceptions in CEQA Guidelines Section 15300.2 apply.

The Heritage Tree Removal Permit to remove three (3) Heritage trees (Tree Nos. 5, 8, and 9) is conditionally approved based on the conditions contained herein, a site visit conducted on December 11, 2024, and the following findings per Section 32.35:

- A. **It is necessary to remove the trees due to the condition of the trees with respect to age of the trees relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.** Per the arborist report dated December 17, 2024, prepared by HMM and independently assessed by the City arborist, and a site visit conducted by the Planning Division, it is necessary to remove Tree Nos. 5, 8, and 9 due to the condition of the trees with respect to age of the tree relative to the life span of the species, general health, disease/infestation, damage, danger of falling, and proximity to existing or proposed structures. Tree No. 5 (eucalyptus) is located near the building entrance in a planted area with limited space. It is in moderate health and shows signs of health decline, including surface rooting and apparent dieback in the tree crown, and structural defects, such as poor overall crown structure, areas of included bark, and a significant lean over to main entrance to the building, posing a danger of falling. Tree Nos. 8 and 9 are located along the northeast side of the building in close proximity to the structure, which has affected their growth. The trees are in poor health and show signs of decline, such as included bark, structural defects, and for Tree No. 9, a slight lean over the structure posing a risk of falling. The proposed modifications to the outdoor patio area would result in major impacts to the root systems of these trees, contributing to a further decline in health;
- B. **It is necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.** The arborist report dated December 17, 2024, the Tree Removal Plan (Sheet L0.01), an independent assessment by the City arborist, and a site visit conducted by the Planning Division concluded that it is necessary to remove Tree Nos. 8 and 9 in order to construct the proposed site improvements and/or to allow reasonable and conforming use of the property when compared to other similarly situated properties. Outdoor patio space situated near the building is an amenity available at adjacent properties. The current proposal seeks to enhance an existing patio. The installation of the proposed changes, including new paving and umbrella footings, would undermine the existing root structures; and the new pavement area would reduce the available air and water for the existing root systems.

The applicant team studied other locations around the project site, which were determined to be unsuitable. Tree Nos. 8 and 9 are fully mature and well-established and are not good candidates for transplanting due to the size and root mass;

- C. **It is appropriate to remove the trees based on the nature and qualities of the trees as Heritage trees, including maturity, aesthetic qualities such as its canopy, shape and structure, majestic stature, and visual impact on the neighborhood.** It is appropriate to removed Tree No. 5 based on the nature of the tree as a Heritage tree, including its canopy, shape and structure, and its visual impact on the neighborhood. The tree’s declining health has resulted in significant die-back in the crown and other structural defects. The location of this tree adjacent to the building entrance has a significant visual impact on both the site and on the neighborhood;
- D. **Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.** The removal of the trees will not adversely affect the remaining number, species, size, and location of existing trees on the site as the project proposes to maintain the remaining five (5) other existing trees of the same species on the site, including two (2) other trees (Nos. 4 and 6) that are Heritage-sized. In addition to maintaining these existing trees, the project further proposes to plant 16 new trees (including six replacement trees at a ratio of two-to-one), which will increase the overall on-site tree canopy;
- E. **Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole.** The removal of the trees will not adversely affect the shade, noise attenuation, or protection from wind damage and air pollution because the trees proposed for removal are in poor condition and he project proposes to preserve all other trees on the site, which are in good condition. Additionally, the replacement trees will be planted at a two-to-one ratio to replace the previous tree canopy. Trees proposed for planting at the rear of the site to accompany new parking spaces will further increase the number of trees on the site; and
- F. **The approval of the Heritage Tree Removal Permit complies with the California Environmental Quality Act (CEQA).** The approval of the Heritage Tree Removal Permit complies with CEQA as it qualifies as a categorically exempt project per Section 15304 (“Minor Alterations to Land”) because the project involves minor improvements to site landscaping and only involves the removal of damaged and diseased trees. None of the exceptions in the CEQA Guidelines Section 15300.2 apply.

This approval is granted to construct minor site and facade modifications, including modifications to landscaping to remove three (3) Heritage trees located on Assessor’s Parcel No. 153-14-018. 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 Studio G Architects, dated January 2, 2025.
- b. Arborist Report prepared by HMM, dated December 17, 2024.

**THIS REQUEST IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

Planning Division—650-903-6306 or [planning.division@mountainview.gov](mailto:planning.division@mountainview.gov)

- 1. **EXPIRATION:** This permit is valid for a period of two years from the date of approval. This permit shall become null and void if building permits have not been issued and construction activity has not commenced within the two-year period unless a permit extension has been submitted to and approved by the Zoning Administrator at a duly noticed public hearing prior to the expiration date.
- 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).

#### PERMIT SUBMITTAL REQUIREMENTS

3. **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.
4. **REVISIONS TO THE APPROVED PROJECT:** Minor revisions to the approved plans shall require approval by the Zoning Administrator. Major modifications as determined by the Zoning Administrator shall require a duly noticed public hearing, which can be referred to the City Council.
5. **COLOR CHIPS:** At submittal of building plan check, provide a set of color chips, and the color scheme shall be shown on the elevations.
6. **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](http://www.mountainview.gov/planningforms).

#### OPERATIONS

7. **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

8. **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.
9. **GROUND-FLOOR TRANSPARENCY:** Storefronts and windows must maintain a minimum 75% transparency along the ground floor of the building(s) at all times. No window tinting/treatment, permanent/affixed furniture, or sunshades which permanently block the windows/storefronts are permitted. Sunshades which maximize transparency while providing UV light screening for building occupants may be permitted, subject to review and approval by the Zoning Administrator.
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'.

#### GREEN BUILDING

12. **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

13. **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.

14. **ARBORIST REPORT:** A qualified arborist shall provide written instructions for the care of the existing tree(s) to remain on-site before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented. Approved measures from the report shall be included in the building permit drawings.
15. **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.
16. **REPLACEMENT TREES:** The applicant shall offset the loss of each Heritage/street tree with two (2) replacement trees, for a total of six (6) replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as Heritage or street replacement trees.
17. **IRREVOCABLE DAMAGE TO HERITAGE TREES:** In the event one or more of the preserved Heritage tree(s) are not maintained and irrevocable damage or death of the tree(s) has occurred due to construction activity, a stop work order will be issued on the subject property and no construction activity shall occur for two (2) working days per damaged tree. The applicant will also be subject to a penalty fee at twice the tree valuation prior to damage; this fee applies to each Heritage tree damaged. No construction activity can resume until the penalty fee(s) have been paid to the City.

NOISE

18. **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.

Building Division—650-903-6313 or [building@mountainview.gov](mailto: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](http://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.

19. **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).
20. **USE AND OCCUPANCY CLASSIFICATION:** Provide proposed use(s) and occupancy(ies) for the proposed project per the CBC, Chapter 3.
21. **MEANS OF EGRESS:** The project is required to comply with the requirements per the CBC, Chapter 10, Means of Egress.

22. **OCCUPANT LOAD:** The project shall comply with Table 1004.5, Maximum Floor Area Allowance per Occupant, per the CBC, Chapter 10, Section 1004.
23. **ACCESSIBILITY REQUIREMENTS:**
  - **Chapter 11B:** The project will be required to comply with the accessibility requirements in the CBC, Chapter 11B.
24. **MVGBC CALGREEN:** The project shall comply with the Mountain View CALGreen checklist requirements available online at [www.mountainview.gov/greenbuilding](http://www.mountainview.gov/greenbuilding).
25. **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.
26. **PLUMBING FIXTURES:** The project shall comply with Table 422.1 of the California Plumbing Code (CPC), Section 4.
27. **STRUCTURAL CALCULATIONS:** Structural calculations may be required once the application for a building permit is submitted.
28. **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.
29. **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.
30. **RESPONSIBLE CONSTRUCTION:** This project is subject to the City's Responsible Construction Ordinance. For projects covered by this Ordinance, owners, contractors, and/or qualifying subcontractors are required to acknowledge responsibilities and make specified certifications upon completion of a project. The required certifications include that: (a) employees are provided written wage statements and notice of employers' pay practices as required under State law (or, alternatively, are covered by a valid collective bargaining agreement); and (b) they have no unpaid wage theft judgements. Acknowledgement forms are required to be submitted at building permit application, which is available online at [www.mountainview.gov/building](http://www.mountainview.gov/building). More information is available at [www.mountainview.gov/wagetheft](http://www.mountainview.gov/wagetheft).

Fire Department—650-903-6343 or [fire@mountainview.gov](mailto:fire@mountainview.gov)

#### FIRE PROTECTION SYSTEMS AND EQUIPMENT

31. **FIRE SPRINKLER SYSTEM TENANT IMPROVEMENT:** The automatic fire sprinkler system shall be altered as necessary to accommodate interior improvements. Shop-quality drawings shall be submitted electronically for review and approval prior to installation. All new and/or existing water flow indicators and system control valves shall be monitored by a central station monitoring alarm company. All work shall conform to NFPA 13, NFPA 72, and Mountain View Fire Department specifications.
32. **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

33. **LOCKBOX:** Install an approved key lockbox per the Fire Protection Engineer's directions. (California Fire Code, Section 506.)  
NOTE: Project plans indicate existing Knox Box shall be removed and reinstalled after completion of exterior work.

34. **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 Mountain View City Code, Sections 14.10.14, 14.10.15, and 14.10.16). NOTE: Plan set indicates that existing fire lanes shall be maintained.
35. **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. (California Fire Code, Section 503). NOTE: Plan set indicates that existing fire lanes shall be maintained.

#### EGRESS AND FIRE SAFETY

36. **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.)
37. **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.)
38. **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.

#### 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.)

Public Works Department—650-903-6311 or [public.works@mountainview.gov](mailto:public.works@mountainview.gov)

#### STREET IMPROVEMENTS

42. **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.
43. **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.

44. **ENCROACHMENT RESTRICTIONS:** Private facilities, including, but not limited to, structures, steps, doors (including door swing), handrails, backflow preventers, signs, fences, retaining curbs, and retaining walls shall not encroach into the public right-of-way and/or street easement.

#### STREET TREES

45. **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.

#### UTILITIES

46. **UTILITY SERVICES:** The size and location of all existing and new water meters, backflow preventers, potable water services, recycled water services, fire services, sewer laterals, sewer cleanouts, storm drain laterals, storm cleanouts/inlets, gate valves, manholes, and utility mains shall be shown on the plans. Sewer laterals, potable water services, and fire services shall have a minimum 5' horizontal separation from each other. Recycled water and potable water shall have a minimum 10' horizontal separation from each other. New potable water and recycled water services shall have a minimum 5' clearance from trees, and new sewer laterals shall have a minimum 10' clearance from trees. Angled connections within service lines shall not be allowed.

Existing water services shall be shown to be disconnected and abandoned at the main in accordance with City standards, unless they are satisfactory for reuse, as determined by the Public Services Division. Water services 4" or larger that are not reused shall be abandoned at the main by removing the gate valve and installing a blind flange and thrust block at the tee. Existing sanitary sewer laterals and storm connections that are not reused shall be abandoned, and existing face-of-curb drains that are not reused shall be removed.

47. **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.
48. **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.

49. **SANITARY SEWER CLEANOUT:** A one-way sanitary sewer cleanout shall be installed in accordance with City standards.
50. **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.

#### FLOOD ZONE

51. **AO FLOOD ZONE:** The site is located within Special Flood Hazard Zone AO, depth 1', and must comply with the drainage and flood control requirements of the City Code. The elevation of the lowest floor of the building must be at least 1' above the highest adjacent grade and must be above elevation 12.75 (NAVD 88). The highest adjacent grade is defined as the highest natural elevation of the ground surface prior to construction next to the proposed walls of the structure. The applicant shall obtain a Flood Development Permit from the Public Works Department prior to the issuance of a building permit, including foundation work. It is recommended this permit be obtained before the design of the building plans is complete in order to avoid potential redesign of the building. Flood Development Permit applications are available online from the Public Works Department website at: [www.mountainview.gov/landdevelopment](http://www.mountainview.gov/landdevelopment).

#### SOLID WASTE AND RECYCLING

52. **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."
53. **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.
54. **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."
55. **TRASH ENCLOSURE DESIGN AND DETAILS:** Include trash plan sheet and enclosure details on a separate sheet in the initial building plans.
- This 39,775 square foot property must have trash, recycling, and compost service. Display on plans trash room layout, location and dimensions to scale with the following minimum service levels: one (1) 3-yard trash bin, one (1) 3-yard mixed recycle bin, one (1) 3-yard cardboard and one (1) 96-gallon compost cart.
  - If no interior berm or curb, the trash enclosure shall have bumpers on the walls to avoid damage from bins hitting it.
  - Trash enclosure minimum interior measurements of approximately 17'3" x 44'8" not including interior curbs or footings. Maintain 1' between bins, interior curbs and walls.
  - Trash enclosure shall not be used for storage of any kind including tallow receptacles and shall be labeled "Trash Room."
  - There shall not be a separate bin staging area. The City's hauler will provide roll-out service for all the collection containers from the trash enclosure and service on the concrete stress pad in front of the enclosure. Any movement of bins over 30' is subject to hauler roll-out fees. Current rollout fee is \$0.75 per foot per container per month.

- Install concrete stress pad the same width as the enclosure, at designated area for collection vehicle service, and designed to accommodate the weight of a 60,000-pound collection vehicle.
- Enclosure gate shall have a minimum 8' wide opening. Must provide drop-pin holes for cane bolts to secure doors in both the opened and closed positions. Visually show the drop-pin holes or have note on detail sheet in the building plans.
- Enclosure standards require no less than 9' vertical clearance for roof from finished grade to roof interior.
- Maintain overhead clearances of 15' in the travelway and 22' at the point of collection.
- Provide a sheet that illustrates the trash truck travelway from where the vehicle enters and exists the property on Terra Bella Avenue. 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. 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](http://MountainView.gov/ConstructionWaste)).
- Applicant shall install commercial flared driveways instead of a standard driveway at Terra Bella Avenue to provide a wider entry for trash collection vehicles to minimize running over curbs when entering or exiting the property.

#### OTHER PUBLIC WORKS NOTES

56. **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."
57. **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."
58. **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](mailto: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](http://www.mountainview.gov/fep). "Stormwater Quality Guidelines for Development Projects" can be accessed on the Fire Department website at [www.mountainview.gov/fepforms](http://www.mountainview.gov/fepforms).

59. **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.
60. **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/docs/trash\\_implementation/2024/full-ctpre-for-public.pdf](https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/2024/full-ctpre-for-public.pdf). 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/MF/4/FDG  
PL-6571

DRAFT