



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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Mario Ambra
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**Re: Development Review Permit, Heritage Tree Removal Permit, Special Design Permit, and a Subdivision Permit for a Lot Line Adjustment
901, 913 and 987 North Rengstorff Avenue (APNs: 015-02-40, 015-02-39 and 015-02-41)
PL-2023-174 & PL-2023-175**

Dear Mario Ambra:

The application for a **Development Review Permit, Heritage Tree Removal Permit, Special Design Permit, and a Subdivision Permit for a Lot Line Adjustment at 901, 913 and 987 North Rengstorff Avenue (APNs: 015-02-40, 015-02-39 and 015-02-41)** was deemed complete by the City on January 5, 2024. As described in the completeness letter (referenced above), the next step in the development review process for the City is to provide the applicant with written documentation identifying applicable standards with which the proposed housing development project is inconsistent and an explanation of the reason or reasons the City considers the housing development to be inconsistent with such standards. Therefore, as the Housing Accountability Act requires, this letter provides the City's analysis documenting inconsistencies within 60 days after the housing development application was determined to be complete.

Compliance with the California Environmental Quality Act (CEQA)

A formal CEQA determination has not been made at this time. Upon preliminary review, the following studies are expected to be required: Historic/Cultural Resource, Noise, GHG, Air Quality, Phase II Analysis, Transportation (including Vehicle Miles Traveled and Multimodal Transportation Analyses) and Utilities (Utility Impact Study). However, it may be determined that additional studies are required upon subsequent project reviews. The City is currently scoping the environmental review for the project and will determine the steps necessary to comply with CEQA regulations, this information will be provided to you separately when available.

Compliance Items

Although the Housing Accountability Act limits the City's ability to deny a qualifying Builder's Remedy project or condition it in a manner that would render the project infeasible for affordable housing development, the Housing Accountability Act does not prohibit the City from requiring a proposed housing development project to comply with objective, quantifiable, written

development standards, conditions, and policies, provided that these requirements accommodate development at the density permitted and/or proposed on the site.

The City has determined this project is inconsistent, not in compliance, or not in conformity with the applicable, objective plans, programs, policies, ordinances, standards, and requirements identified herein. These inconsistencies must be addressed during the entitlement stage, or, if the inconsistencies are not addressed but project is approved, the City will adopt conditions of approval to enforce compliance. The City has also identified potential inconsistencies with development standards that must be addressed prior to the issuance of building permits for the project that the applicant may wish to address through project modifications at the entitlement stage to avoid post-entitlement delays or plan set modifications. In addition, the application package does not provide sufficient information for the staff to evaluate the project's consistency with applicable, objective standards. Finally, there are a number of objective standards that the project conflicts with, but that do not apply to a Builder's Remedy project.

Therefore, the consistency analysis below is broken up into four sections:

- A. **Inconsistencies or non-compliant items that must be addressed during the entitlement stage.** These are applicable, objective standards that must be addressed in the next project submittal or that will become recommended conditions of project approval. The City believes that the project can be modified to comply with these standards without impacting the project's proposed density or the project's feasibility.
- B. **Applicable, objective standards that may affect the project's design.** These are applicable, objective standards that must be addressed before the project receives building permits, should the City approve the project. Although the applicant is not required to address each of these comments during the entitlement phase, the City believes that further changes to the project may be required. For example, CBC Section 403.5.4 requires all stairs to be constructed as smokeproof enclosures, but the application does not provide sufficient detail to confirm compliance at this time. In an effort to streamline post-entitlement permitting and avoid future redesigns, City staff is raising these future compliance issues for the applicant's information and to provide the applicant with the opportunity to confirm that its plans conform with the Building Code and other applicable standards necessary to obtain building permits.
- C. **Potential inconsistencies/non-compliance.** These are applicable, objective standards that must be addressed, but where it is unclear to staff if the project complies. Additional, clarified and/or corrected information is needed in these areas to determine if the project complies with these applicable standards, and they are noted as potential inconsistencies for the applicant to address.
- D. **Other inconsistent or non-compliant items.** Because the housing development project as proposed would be eligible for the Builder's Remedy, objective standards that would

otherwise be applicable but that do not provide a basis for the City to deny or condition the project. Although the City hopes the applicant will attempt to address some of these items, inconsistencies with these standards are not required, and the standards are provided for informational purposes only.

Each section provides an individual table containing City comments from all reviewing departments, as follows:

A. Inconsistencies or non-compliant items that must be addressed during the entitlement stage.

The project is inconsistent with the development standards and/or code requirements identified in the following table (below), which must be addressed in the next project submittal or, if not addressed, will become conditions of project approval. Where feasible, staff has identified potential options to improve project compliance.

REVISE THE PROJECT TO ADDRESS THE FOLLOWING CODES AND REGULATIONS				
Sr. No.	Development Standard – R3-2cd Zoning District	Requirements	Proposed	Compliance
A.1.	Open Area & Private Open Space	<ul style="list-style-type: none"> ◦ <i>Open Area:</i> 55% (30,130 sq. ft.), which shall include a minimum of 40 sq. ft. of private open space per Zoning Ordinance Section 36.10.70. ◦ <i>Private Open Space:</i> 18,200 sq. ft. of private open space with a minimum 40 sq. ft. of private open space (e.g. yards, decks, balconies) per unit (455 units X 40 sq. ft. = 18,200 sq. ft. of private open space) per Zoning Ordinance Section 36.10.70. 	<ul style="list-style-type: none"> ◦ <i>Open Area:</i> Open Area calculation was not provided, per Zoning Ordinance definition. ◦ <i>Private Open Space:</i> 1,313 sq. ft. (Per applicant’s plan data.)	Non-compliant. Project does not comply with open area and private open space standards. Greater compliance may result from correctly calculated open area and plan modifications to increase project open area and/or private open space.

Open Area Comments: The plans include open space data, which indicates the project does or may not fully comply with open area and does not comply with private open space standards. The project should be revised with the aim of compliance with this standard. The plan set also includes internally inconsistent open area/space data between the summary table on Sheet 0 and the graphic tabulations on Sheets A7.3-A7.4. Additionally, neither dataset correctly calculates “open area”, per Zoning Ordinance [Section 36.60.33](#), and the amount of open area and private open space, respectively, are not identified on Sheet 0. In addition to other solutions that the applicant may identify, the provision of additional balconies would increase the amount of open area and private open space in the project without decreasing project density, thereby improving project compliance with these standards and livability for future residents.

A.2.	Personal Storage	500 cubic feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit per Zoning Ordinance Section 36.10.70 .	Zero (0) sq. ft. of personal storage.	Non-Compliant. Project does not comply with personal storage standards. Greater compliance may result from floor plan adjustments to create more personal storage.
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Personal Storage Comments: The proposed project includes several common amenity rooms (e.g. fitness room and other 15th floor interior amenity rooms), multiple ground-floor lobbies, upper floor atria and parking facilities such as motorcycle parking that are not required by City codes and regulations and could be reduced in size and/or fully converted to provide personal storage area along with any other floor plan adjustments the applicant may identify. Personal storage rooms (containing multiple, secure lockers) are commonly placed in garages, but some development projects in Mountain View have also placed personal storage rooms on upper floors or provided individual storage closets (directly accessible from interior hallways) throughout a development.

A.3.	Bicycle Parking (Class II/III – Short-Term Bike Parking)	<i>Guest (Class II/III)</i> - 1 space per 10 units (46 spaces required per Zoning Ordinance Section 36.32.85).	18 spaces provided.	Non-compliant. Project does not comply with bicycle parking standards. Greater compliance may result from adjustments to site and floor plans.
A.4.	Bicycle Parking (Class I – Long-Term Bike Parking)	<i>Resident (Class I)</i> - 1 space per unit (455 spaces required per Zoning Ordinance Section 36.32.85).	165 spaces provided.	

Bicycle Parking Comments: The proposed project includes several common amenity rooms (e.g. fitness room and other 15th floor interior amenity rooms), multiple ground-floor lobbies, upper

floor atria and parking facilities such as motorcycle parking that are not required by City codes and regulations and could be reduced in size and/or fully converted to bicycle parking facilities to better comply with required bicycle parking standards, in particular secure bicycle parking for future residents. Also:

- Proposed short-term (guest/visitor) bicycle parking largely occurs within the garage, which has secure gated access that impairs visitor access and conflicts with adopted standards for these Class II/III spaces. These spots are to be located along well-traveled pedestrian paths, accessible to the public, or within constant visual range of persons within the building. Additional short-term bicycle parking spaces should be placed so as not to exceed 50' (VTA Bicycle Technical Guide, page 10-2) ; there appears to be onsite area available for additional placements, particularly near building entries.
- Sheets A0.1-A0.3 show long-term bicycle parking rooms that do not appear large enough to house 165 secure spaces; provide more detailed specifications and dimensions to confirm the proposed (non-compliant) parking quantity is feasible or if a lower number of spaces would result from the proposal.

Additional bicycle parking standards and adopted guidelines information may be found in Zoning Ordinance [Section. 36.32.85](#) and the City's adopted [Bicycle Parking Guidelines](#).

Sr. No.	General Development Standards (Zoning)	Requirements	Proposed	Compliance
A.5.	Landscaping Standards: <ul style="list-style-type: none"> - <i>Plant Spacing (Min.)</i> - <i>Tree Information</i> 	<ul style="list-style-type: none"> o <i>Plant Spacing:</i> Per Zoning Ordinance Section 36.34.10 ©: <ul style="list-style-type: none"> - 12 inches on center for flats. - 24 inches on center for one gallon (all ground cover shall be triangularly spaced). - Shrubs shall be three to five feet on-center (depending on species). - Trees shall be spaced such that, at maturity, the drip lines do not overlap. 	<ul style="list-style-type: none"> o <i>Plant Spacing:</i> Spacing was only provided for ground covers at 3' O.C. o <i>Tree Information:</i> Sheet L-1.5 and Sheet L-1.6 show different information and the number of heritage trees is inconsistent between the sheets. 	<ul style="list-style-type: none"> o <i>Plant Spacing:</i> Non-compliant spacing was provided for ground cover plantings. Spacing for other plant species was not provided and compliance could not be determined. o <i>Tree Information:</i> Conflicting tree information is provided on Sheets L-1.5 and L-1.6. <p>Greater compliance may result from</p>

		<ul style="list-style-type: none"> o <i>Tree Information:</i> Plans must include accurate information on tree locations and dispositions, aligning landscape plans with arborist report information. 		adjustments to landscape plans.
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Landscape Spacing Comments: (Plant Spacing) The legend provided on the landscape plans (Sheet L1.1) only includes spacing information for ground cover plantings, which is inconsistent with the 24” requirement. Spacing for other plant types was not provided, and plans must be updated to comply with required spacing per Zoning Ordinance [Section 36.34.10 \(c\)](#). Additionally, tree spacing must be done in a manner that allows trees to reach full maturity. In the case of the proposed Scarlet Oak and Coast Live Oak trees to be planted, the spacing must be adjusted to a minimum of 30 feet per CalPoly TreeSelect data indicating both species have canopy spreads of up to 50 feet.

(Tree Information) Sheet L-1.6 shows 30 Heritage trees whereas Sheet L-1.5 states 19 heritage trees. The chart on Sheet L-1.5 states 3 trees will be relocated, but the plans show 5 trees will be relocated (Tree #122-126). Sheet L-1.5 states there are 126 trees on site, but it appears to account for tree 5-15 which are not on the project site. Plans should be updated to ensure consistent and accurate tree information is provided between all of the sheets of the plan set.

Sr. No.	Public Works Code Requirements & Standard Details	Requirements	Proposed	Compliance
A.6.	Street Dedication, Setback & Lot Area/FAR Calculation	Street dedication is required along N. Rengstorff Avenue to comply with Municipal Code Section 27.59 & Section 27.61 .	No dedication proposed.	Non-compliant. The project does not comply with required street dedication.

Street Dedication Comments: Consistent with the City adopted Alphabetical Street Right-of-Way List, the plans must be updated to include street dedication for the portion of land by the Rengstorff Avenue and Plymouth Street corner, where there is an irregular lot line condition, to create a continuous 90’ right of way for Rengstorff Avenue consistent with Municipal Code [Section. 27.59](#) & [Section. 27.61](#). Be advised, dedication of the required right-of-way will reduce lot area, requiring multiple categories of project data to be corrected and affecting compliance/consistency determinations for setbacks, FAR and other development standards. Ensure all sheets are updated to reflect the changes/corrections. Building plan revisions may be required if any structures encroach into the corner visibility triangle, once it is applied to the revised property line location(s) per City standard details (per comment below).

A.7.	Site Visibility Triangles	<ul style="list-style-type: none"> ◦ <i>Pedestrian Sight Triangle (Driveway):</i> Must be shown per Public Works Department Standard Detail A-22. ◦ <i>Corner Visibility Triangle:</i> Must be shown per Public Works Department Standard Detail A-23. 	◦ Sight triangle shown, but dimensions not provided.	◦ Non-compliant. The visibility triangles are incorrectly drawn and may have impermissible encroachments.
<p><i>Sight Visibility Triangle Comments:</i> The plans must be updated to accurately depict sight visibility triangles, including showing all required visibility triangle dimensions on all site plan sheets (including architectural, landscape and civil plan sheets). The sight triangles for the Plymouth Street driveway entrance are drawn incorrectly and must be corrected to show the required 25' measurement on both legs, starting from the back of the sidewalk and driveway edge. The corner visibility triangle is also drawn incorrectly. Update the plans to show the required corner visibility triangle by measuring thirty-five (35) feet back from the intersection of the front and street side property lines of a corner parcel and connecting the lines across the property, factoring in the required Rengstorff St. dedication and providing corner visibility triangle dimensions to allow staff to confirm compliance. The corner visibility triangle must be included on all site plans, including the landscape plans (where it is currently omitted).</p> <p>The building and other site improvements (i.e. aboveground amenities/equipment) may need to be revised to comply with these standards once the visibility triangles are correctly shown in the plans. Structures within the sight triangles are not allowed, and other improvements may be constrained by required sight distances at project driveways and street corners (for corner lots) in accordance with Zoning Ordinance Section 36.34.10(m) and Public Works Department Standard Details A-22 and A-23, available online at: https://www.mountainview.gov/home/showpublisheddocument/2612/638315807162300000</p>				
A.8.	Public Utility Easement(s)	Public Utility Easements (PUEs) shall be provided along any front, side or rear lot or across lots as required by the Public Works Director per Municipal Code Section 28.9.05 and Section 28.9.15 , where needed for the installation, operation and	No PUE is provided.	Non-Compliant. The project does not comply with required PUEs.

		maintenance of utilities and utility accessories.		
<p><i>Public Utility Easement Comments:</i> Update the plans to show layout and dedication of a 10' PUE to accommodate the proposed and relocated utility boxes along project frontages, per Municipal Section. 28.9.05 and Section 28.9.15. All utility boxes, including but not limited to phone boxes and CATV boxes along Plymouth St. will need to be relocated to the 10' PUE.</p>				
A.9.	Onsite Loading & Circulation	All private loading areas, trash storage/staging and associated circulation must be shown and accommodated onsite in a manner and location that will not cause use of public streets. Per-Municipal Code Section. 36.32.75. , Section 16.21. and 21.21.	A trash and loading zone are proposed within the public right-of-way (Plymouth St.)	Non-Compliant. The project does not comply with regulations limiting use of public right-of-way.
<p><i>Onsite Loading & Circulation Comments:</i> Trash and loading (as noted on plans) on Plymouth St. will not be permitted. Plans must be updated to show all operations onsite, and to remove the loading bay and from Plymouth St. As part of circulation, identify how northern "Emergency Exit" will be designed or controlled to restrict access to vehicles. Trash management plan and public right-of-way improvement design requirements are discussed in more detail in subsequent City compliance comments.</p>				
A.10.	Solid Waste Staging & Access (Site Plan)	All solid waste staging and service vehicle access must occur onsite, without encroaching into the public sidewalk or street. No additional curb cuts are allowed.	Solid Waste staging and access proposed on Plymouth Street.	Non-Compliant. Proposed solid waste plan staging and access are inconsistent with requirements.
<p><i>Solid Waste Staging:</i> The current circulation plan includes public streets as part of the trash staging and circulation which is not allowed. Trash staging must be located on site, providing for onsite access through onsite areas (such as the parking garage) without encroaching into the public sidewalk and without including additional curb cuts. The staging area must be a flat, smooth concrete surface and cannot have truncated domes. Update the plans to be in compliance with Municipal Code Section 16.21 and 21.21.</p>				
A.11.	Trash Management Plan	° <i>Trash Management Plan requirements:</i>	° <i>Trash Management Plan:</i>	Non-Compliant. The project does not comply with Trash Management Plan

		<ul style="list-style-type: none"> - <i>Access:</i> Garbage truck access must be provided on-site. - <i>Trash Room Design:</i> Plans must show container layouts and interior dimensions (not including interior curbs or footings) per comments below. - <i>Chute Rooms/ Vestibules:</i> Three separate chutes are required for trash, paper recycling, and container recycling. - <i>Staging Area-</i> Staging must be located and accessible onsite, without requiring hauler to move bins for collection. - <i>Service Levels:</i> The following are the minimum trash service levels and container sizing: 12- 3yd trash bins (serviced 2x/wk) 5- 3yd paper bins (serviced 2x/wk) 5- 3yd container bins (serviced 1x/wk) 2- 2yd organics/compost bins (serviced 1x/wk) 	<ul style="list-style-type: none"> - <i>Access:</i> Includes Plymouth St. conflicts. - <i>Trash Room Design:</i> Shows layouts with inconsistent and incomplete or missing information. - <i>Chute Rooms/ Vestibules:</i> Two chutes for trash and paper recycling in Trash Rooms 1 and 2 with container recycling. - <i>Staging Area:</i> Shown in public right-of-way. - <i>Service Levels:</i> Per plan: 9-3yd trash bins, 6- 3yd paper bins, 7-96 gallon container bins, 7- 96 gallon organic/ compost bins - <i>Trash Compactor:</i> Not in a straight stab position. - <i>Overhead Clearance:</i> N/A; trash access/service is shown in non-compliant 	<p>requirements, per more detailed comments below.</p>
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		<ul style="list-style-type: none"> - <i>Trash Compactors:</i> Must be in a straight stab position for garbage truck. Compactor bins will not be moved by hauler. - <i>Overhead Clearance:</i> 15' min. from finished grade to structural appurtenances (e.g., cameras, sprinklers, etc.), for travel ways. 22' min. overhead clearance in collection areas. - <i>Private Roles & Responsibilities:</i> Property maintenance staff must bring trash containers from the trash room to the private property/onsite staging area and remove containers promptly from the staging area after collection by the City collection company). 	<p>exterior location.</p> <ul style="list-style-type: none"> - <i>Private/Public Roles & Responsibilities-</i> Property management to haul to staging area proposed in non-compliant Plymouth St. location. 	
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Trash Management Plan Comments: The Trash Management Plan and applicable plan sheets must be updated to include information on and comply with the following City requirements:

(Access) The plan must include access information for onsite collection including a truck circulation with path of travel to/from trash enclosure, which does not include use of any public sidewalk or street. The truck path of travel must have a compliant inside turning radius of 34' and outside turning radius of no less than 41' ([Turning Template for Garbage Truck](#)).

(Trash Room Design) The Trash Management Plan and project plans must show container layouts and include dimensions for all/any trash room(s) providing 1' between bins, interior curbs and walls; 6' aisle way to roll bins around each other; and 6' min. wide trash room doors (exclusive of any interior curbs or footings). If there is no interior berm or curb, the trash room shall have bumpers on the walls to avoid damage from bins hitting it.

<https://www.mountainview.gov/home/showpublisheddocument/2862/637967924025200000>

(Chute Rooms/Vestibules) The resident trash chute vestibules must have three separate chutes for trash, paper recycling and container recycling, respectively. Compost (food scraps and food soiled paper) collection is also required for residents. Plans only show 2 chutes (trash and paper recycling) in trash room #1/#2 with container recycling and organics collected separately in 96 gal carts. This set up will not work. The proposed set-up would require a total of 26 carts for container recycling and 26 carts for organics (one per floor for 2-14th floors and two rooms, trash room #1/#2). The number of carts is extremely labor intensive as it would require transporting the carts to be staged on the staging area each week for service and the staging area would have to fit 52 container recycling and organics carts. Update the plans to show 3 chutes in each room for trash, paper, and container recycling with small receptacles (e.g, 23gal slim jims) for organics/compost collection. Maintenance staff shall transport chute vestibule compost material to central collection container located in residential trash room.

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(Staging Area) The trash staging area is not an adequate size to fit all the bins required per City service levels, on a given haul/pick-up day. Plans must be updated to provide complete staging area dimensions and show adequate space for placement of all bins in such a way that a driver does not have to move other bins in order to access the ones they are collecting. Garage entrances or exits may not be used as a pathway for bin travel to the collection vehicle.

(Service Levels) The number of bins and the size of bins provided will not allow for adequate solid waste services, and do not comply with the following requirements: 12 – 3yd trash bins, 5 – 3yd paper bins, 5 – 3yd container bins, and 2 – 2yd organics/compost bins. Update plans to address these requirements.

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(Trash Compactors Bins) Update the plans with compactors and compactor bin layouts in a location that allows for a straight stab for garbage trucks. The City collection (hauling) company will not move the trash compactor bins.

(Overhead Clearance) Ensure the required overhead clearance is provided, once plans have been updated with a compliant onsite staging area. The off-site staging area (as currently shown) is not allowed.

<https://www.mountainview.gov/home/showpublisheddocument/7358/638315993242230000>

(Private/Public Roles & Responsibilities) Update the plans to provide a compliant onsite staging area and service circulation fully within the project site. The current proposal for onsite management to wheel bins to a staging area on Plymouth Street is not allowed. Once a compliant staging area is shown, the Trash Management Plan should show property management wheeling the bins to the designate pick-up area, including provision of additional information on the type of equipment that will be used to transport the bins and the path of travel. Additional compliance comments may be provided once and updated and clarified service proposal is identified.

Please be advised, the requirements above encompass City requirements and requirements from the solid waste private hauling company that would service the site.

A.12.	Public Bike/Bus Improvements	A 6' bike lane with green bike markings along the project frontage and proper treatment of the bus stop along the project frontage is required per the City's Bicycle Transportation Plan and VTA Bus Stop Standards (Figure 7.8d) .	Class IV Bike Lane per Sheet C2.0	Non-compliant. The project does not comply with City bike improvement requirements and VTA Facility Design Criteria and Standards.
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Public Bike & Bus Improvement Comments: Installation of a Class IV Bike Lane is not required as shown in the City's Bicycle Transportation Plan. In lieu of the proposal, update the plans with proper treatment and integration of a 6' bike lane and VTA bus stop along the project frontage. The current improvement width displayed on Sheet C2.0 is 14 feet to the face of curb from the inboard edge of the bike lane; with the two-foot bollard area, the project has a combined improvement width of 16'. Plans must be revised to maintain the 6' bike lane, add green bike markings and provide a 10' bus island. Bike lane bollards will not be required in the area where the bus island provides protection. Ensure appropriate markings and truncated domes are provided for people with disabilities at the approach and departure of the bus island and sidewalk. Refer to VTA Bus Stop & Passenger Facility Design Criteria and Standards, Figure 7.8d with the following as allowed (with curb-curb widths): 2'-3' buffer, 8'-10' bus island, 6' bike lane. (<https://www.vta.org/sites/default/files/2022-03/Bus%20Stop%20and%20Facility%20Criteria%20and%20Standard%202021.pdf#page=100>)

A.13.	Public Right-of-Way Improvements	<ul style="list-style-type: none"> o No private project improvements may encroach into the public right-of-way, and public right-of-way improvements 	<ul style="list-style-type: none"> o <i>Public Right of Way Improvements:</i> - <i>City Standard Curb Gutter and</i> 	Non-Compliant. Proposed improvements do not comply with identified City standard
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		<p>must be consistent with Municipal Code Section. 27.57, City Standard Details and other State/Federal Regulations including:</p> <ul style="list-style-type: none"> - <i>City Standard Curb, Gutter and Detached Sidewalks</i>: Required to be constructed per City Standard Details A-1, A-6, A-8 and A-9, as detailed in the comments below. - <i>ADA Access Ramps</i>- All new curb ramps must comply with the Americans with Disabilities Act (ADA) requirements and City Improvement Plans, per comments below. - <i>Red Curb(s)</i>: Project frontages must provide required red curbs as required for life safety, per comments below. - <i>Public Right of Way Sign(s)</i>: “No Parking” signs are required along the Rengstorff Avenue frontage for life safety and to remove conflict 	<p><i>Detached Sidewalks</i>: The plans do not comply with City Standard Details A-1, A-6, A-8 and A-9.</p> <ul style="list-style-type: none"> - <i>ADA Access Ramps</i>: Plans do not show the required ramps. - <i>Red Curb(s)</i>: Plans do not show required red curbs. - <i>Public Right of Way Sign(s)</i>: “No Parking” signs are not shown on the plans. - <i>Public Crosswalk(s)</i>: Compliant details for the crosswalk are not provided. - <i>Egress Safety Controls</i>: Plans do not call out or show required measures. - <i>Lighting</i>: Plans do not provide required 	<p>improvement requirements, and State/Federal improvement requirements.</p>
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		<p>with bike improvements.</p> <ul style="list-style-type: none">- <i>Public Crosswalk(s)</i>: Convert Plymouth Street and Rengstorff Avenue crossing to a high-visibility thermoplastic ladder crosswalk with advanced stop bars and applicable signs per Caltrans Standard and California Manual on Uniform Traffic Control Devices. See comment below. <p><i>Egress Safety Controls</i>: For life safety, egress points to public streets or public easements shall be STOP-controlled. See comments below.</p> <ul style="list-style-type: none">- <i>Lighting</i>: Photometric plans are required to determine if minimum (safe) lighting levels are met for public improvements, including public crosswalks.- <i>Utilities & Grading</i>: Sewer lateral(s) from the site shall be installed with	<p>photometric analysis to determine compliance.</p> <ul style="list-style-type: none">- <i>Utilities</i>: Plans do not comply with several different utility-related City standard details and requirements.	
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		<p>property line cleanout(s) or manhole(s). City of Mountain View Standard Design Criteria Section 4.9 and 5.5. All utilities to the site shall maintain City standard clearance from trees, 5' for water and 10' for sewer. Section 36.34.10.(h) of the Zoning Ordinance.</p> <p>– <i>Construction Damage:</i> All striping damage from construction and pavement work shall be replaced with thermoplastic striping to the satisfaction of the City Traffic Engineer.</p>		
<p><i>Public Right-of-Way Improvement Comments:</i> Project plans/submittal materials must be updated or additional materials provided to the City to show compliance with:</p> <p><i>(City Standard Curb, Gutter and Detached Sidewalk Details)</i> Along the Rengstorff Ave., plans must show a 7' sidewalk and 6' landscape strips (5.5' landscape strip and 0.5' curb). Along Plymouth St., plans must show a 6' sidewalk and 5' landscape strip (4.5' landscape strip and 0.5' curb). The loading trash/loading bay within Plymouth St. will not be permitted by the City. All project trash and loading needs must be satisfied onsite, with a straightened curb alignment required along Plymouth St. Existing and proposed utility boxes are not allowed to be in the sidewalk, and landscape strips shall be sloped at 2% towards the street. No treatment planters are required in public landscape strips. Update plans per above comments; see City Standard Details A-1, A-6, A-8 & A-9 for further reference.</p> <p>https://www.mountainview.gov/home/showpublisheddocument/2612/638315807162300000</p>				

(ADA Access Ramps) All new access ramps must comply with ADA requirements, and existing non-conforming access ramps must be reconstructed to comply with current ADA requirements. Plans must be updated, at minimum to provide:

- Curb extensions (bulb-outs) at the Plymouth St./Rengstorff Ave. and Leghorn St./ Rengstorff Ave. intersections. The radii shall be reduced to a minimum that allows turning paths for fire vehicles and garbage trucks per City standard turning templates for Mountain View Fire Trucks and Garbage Trucks to decrease pedestrian crossing distances. Additionally, while detached landscape strips may provide sufficient area to treat off-site hardscape disturbed by the project (per C3 requirements), the bulb-outs may allow an opportunity for increased green infrastructure (bioswales and/or plantings).
- Directional curb ramps at the Plymouth St./Rengstorff Ave. and Leghorn St./N. Rengstorff Ave. intersections to prevent visually impaired persons from walking into the center of the intersection. See Caltrans Detail A88A, to incorporate within the bulb-out design.
- Curb ramps shall only be placed at crosswalks and shall not be placed for any other purpose than pedestrian usage. Curb ramps located away from crosswalks can lead to unsafe crossings for visually impaired persons. The curb ramp on Plymouth Ave. is not allowed.

(Red Curb(s)) Plans must be updated to show red curbs:

- Adjacent to public crosswalks: Add a red zone on Plymouth Street (north side) from the stop bar at Rengstorff Ave. to 20 ft easterly.
- Adjacent to driveway entrances: Add a red zone a minimum of 10' in each direction along the curb line, from the driveway, or as determined and approved by the City Traffic Engineer.
- Between project and nearby adjacent driveways: Add a red zone for the entire curb between the project's Plymouth St. driveway and Arietta Drive (directly to the east).

(Public Right of Way Sign(s)) Update plans to identify "no-parking" signs along the entire Rengstorff Ave. frontage to remove conflicts with bike improvements.

(Public Crosswalks) Consistent with Caltrans standard (A24F) and CA MUTCD, convert existing crosswalk at the Plymouth Street and Rengstorff Avenue crossing to a high-visibility thermoplastic ladder crosswalk with advanced stop bars and applicable signs to the satisfaction of the City Traffic Engineer. Design dimensions will need to be reviewed by the City.

<https://dot.ca.gov/-/media/dot-media/programs/design/documents/locked-2023-std-plans-dor-a11y.pdf>

(Lighting) A photometric analysis of the offsite lighting locations is needed to determine compliant lighting conditions, as determined by the City Traffic Engineer. The analysis must show all existing or proposed (new) streetlights (show height, arm length, and location) and shall calculate the minimum, maximum, average illuminance values, as well as uniformity ratios for each crosswalk (shown separately). The project plans must show and will be required to install new or modified streetlights to ensure locations are compliant with minimum

requirements per the City’s latest standard details (see City Standard Detail E-1A/E-1B). Existing streetlights shall also be replaced, not only relocated, into the public planter strip. A new streetlight may be required to meet the minimum requirements.

(Egress Safety Controls) Plans must be updated to show all egress points to public streets or public easements as STOP-controlled, with proper signage and markings in order to control conflict points with pedestrians, bicyclists, and vehicles as they enter a public roadway and improve safety.

(Utilities) Update project plans to show compliant utility alignments with required public improvements including:

- Private Storm drain lines are not allowed to run latitudinally underneath the sidewalk and all private facilities must be accommodated onsite (within private property). Remove the proposed storm line and inlets in the public right-of-way.
- Runoff from the site shall be directed to the City storm water system and will not be permitted to sheet flow across sidewalks or driveways. No thru-the-curb drains will be permitted. Storm drain laterals from the site shall be installed with a property line inlet or manhole and connect to existing storm drain manholes or curb inlets, if at all possible. Drainage from the parking garage shall be directed to the sanitary sewer system. See Municipal Code Section 35.32.3. - Discharge to curbside gutter, storm sewer, storm drain or natural outlets.
- Sanitary sewer lateral(s) from the site shall be installed with property line cleanout(s) or manhole(s). The proposed 8” sanitary sewer lateral will require a manhole to be installed instead of the proposed clean out. See City of Mountain View Standard Design Criteria Section 4.9 and 5.5.
- All site utilities shall maintain City standard clearance from trees, including 5’ separation for water lines and 10’ separation for sewer lines. As shown on Preliminary Composite Utility Plan, the proposed sewer lateral does not have the necessary clearance from trees. See City of Mountain View SEC. 36.34.10. - General landscaping standards.
- Water connections shall not be designed to connect to the City’s 14” transmission water main and must instead connect to the 8” Water main instead. See As-Built 5589 for information.

A.14.	Public Right-of-Way Encroachments	Building or building related features are not allowed to encroach into public right of way.	Project plans show an awning encroaching into public right of way and potential conflicts from onsite restricted access improvements.	Non-Compliant. The project does not comply with restrictions on encroachments of private improvements/services into the public right-of-way.
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Public Right-Of-Way Encroachment Comments: In addition to other comments regarding unpermitted use of public right-of-way for private project trash service and loading use, plans need to be updated to minimize/avoid conflicts, provide safe operations, reduce impacts and otherwise remove encroachments into public street parking, pedestrian loading and freight/delivery/service circulation areas, per Municipal Code Section 36.32.75(c)(3). Specific items that need to be addressed in project plans or other submittal materials, include:

- Identify how the northerly “Emergency Exit” will be designed or controlled to allow its intended use and restrict vehicle access. Regular vehicle access from this emergency exit is not permitted per the project scope.
- Any gates that impede onsite delivery, mail, trash collection, passenger vehicle pickup/access and other vehicle circulation shall allow for such uses to occur fully onsite without encroachment into the public right-of-way.
- A minimum 20’ throat length, measured from the public sidewalk along Plymouth is required with no parking allowed within this space. Any gates beyond this clear throat length area shall open inward or upward only.
- A building awning at the corner of Rengstorff Ave./Plymouth St. overhangs the new public sidewalk and is not allowed. Relocate or remove the metal awnings or otherwise revise the building design to remove any sidewalk overhang encroachment.

Sr. No.	Building Division – Code Requirements	Requirements	Proposed	Compliance
A.15.	Green Building Code – All-Electric Installations	Natural gas shall not be allowed, per Municipal Code Sections 8.20.8 – 8.20.10	Outdoor amenities include natural gas-fueled fire pit and outdoor kitchen fixtures.	Non-compliant. The plans do not comply with green building code requirements for all-electric installations.
A.16.	Parking	<ul style="list-style-type: none"> ◦ <i>Accessible Parking Spaces:</i> Provide accessible parking spaces based on assigned or un-assigned per California Building Code (CBC) Sections 1109A.4. and 1109.5. ◦ <i>EV Charging Spaces (EVCS):</i> 15% of the total number of parking spaces shall be provided with 	<ul style="list-style-type: none"> ◦ <i>Accessible Parking Spaces:</i> Plans identify four (4) accessible parking spaces. ◦ <i>EVCS:</i> No EV charging spaces are identified. 	Non-compliant. The plans do not comply with EV Charging Spaces requirements and do not provide sufficient information to determine accessible parking compliance.

		Level 2 chargers, with at least one Level 2 charger in the common area parking. One Level 3 charger is required per 100 parking spaces.		
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Parking Comments: (Accessible Parking Spaces) Provide a table showing the total number of parking spaces and the number/type of accessible parking spaces based on the proposed assigned/unassigned spaces in the project, per CBC Sections 1109A.4. and 1109.5. This information is necessary to determine compliance. Code compliance may require substantial design changes and/or impact other City compliance comments.

(EVCS Parking) No EVCS parking spaces are specified in the plans. The plans must be updated to show compliant EVCS parking spaces (including the location and type of each EVCS and associated equipment), which will also allow compliance review of other parking and layout requirements. Ensure the parking table is updated to reflect the requirements of the Municipal Code Section 8.20.32.

A.17.	Accessible Circulation (Parking Level)	Accessible Circulation in compliance with 2022 CBC 11B-250, requires pedestrian paths to be raised access paths in the structured/surface parking area(s).	Information per building code requirements not shown on plans	Non-compliant. Plans do not comply with accessible circulation standards.
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Accessible Circulation Comments: Plans need to be updated to show compliant circulation per 2022 CBC 11B-250. Compliance with this standard is connected to the locations of compliant accessible parking spaces; these compliance items will have a cumulative effect on the design of the proposed parking layout, which could have substantial impacts on the overall project design and other compliance items in the ground-level floor/site plan.

Sr. No.	Fire Department – Code Requirements	Requirements	Proposed	Compliance
A.18.	Fire Hydrants	Fire hydrants are required to be spaced no further than 300’ apart per CFC Section 507.5 and Municipal Code Section 14.10.10. Spacing requirements are also outlined in the	Plans show hydrant spacing exceeding 300 feet apart.	Non-Compliant. Plans do not comply with fire hydrant spacing requirements.

		"Public Works Standard Design Criteria".		
<p><i>Fire Hydrant Comments:</i> Update the plans to show compliant spacing of fire hydrants, which currently exceeds the max. 300' spacing, requiring new and/or relocated fire hydrants along project frontages. In particular, the new fire hydrant proposed along Rengstorff Ave. is greater than 300' from the existing hydrant. Plan updates to address this requirement may require changes to other aspects to the project design, such as street tree, public improvement and utility plan designs addressed in other compliance comments.</p>				
A.19.	Fire Hose Valves	<p>All building areas are required to be within a 150' travel distance of a fire hose valve.</p> <p>At least two fire hose valves shall be provided to cover the parking garage/car stacker area per Municipal Code Section. 14.10.35</p>	<p>The locations of fire hose valves were not shown, and the current layout of the stairs would require additional hose valves to meet the 150' spacing.</p>	<p>Non-compliant. Plans do not comply with fire hose valve requirements.</p>
<p><i>Fire Hose Valve Comments:</i> Update the plans to show compliant fire hose valve locations. The current layout of the stairs would require additional hose valves to meeting the 150' spacing requirements. Plan updates to address this requirement may require changes to other aspects to the project design.</p>				
A.20.	Dead End Corridors	<p>Dead end corridor conditions are not permitted per CBC 1020.5.</p>	<p>The area near Elevator #2 (accessing the mechanical room) creates a dead-end condition exceeding 50' in length.</p>	<p>Non-Compliant. Plans do not comply with dead-end corridor requirements.</p>
<p><i>Dead End Corridor Comments:</i> Adjust the layout to address the excessive dead-end corridor condition in the Southwest corner of the building, near Elevator #2. Plan updates to address this requirement may require changes to other aspects to the project design.</p>				
A.21.	Fire Service Access Elevators & Elevator Lobbies	<p>Two fire service elevators are required in accordance with CBC Section 403.6.1, with lobbies in compliance with CBC Section 3007.6</p> <p>Plans must clearly show the required elevator</p>	<p>Elevators are shown on plans, but it is unclear which two elevator and lobbies will comply with the highlighted building and fire code.</p>	<p>Non-compliant. Plans do show compliance with fire service access elevator and elevator lobby requirements.</p>

		lobbies and designate which two elevators will serve as Fire Service Access Elevators. (CBC Section 403.6.1, Section 3007, Section 3002.4, and Section 3007.6).		
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Elevator Lobbies Comment: (Fire Service Access Elevators) Update plans to clearly identify the two required fire service elevators in accordance with CBC Section 403.6.1, in compliance with CBC Section 3007 and 3002.4 and with lobbies in compliance with CBC Section 3007.6.

(Elevator Lobbies) In addition to specific requirements for fire service elevator lobbies, plans must be updated to clearly show required enclosed lobbies for all elevators, with enclosed lobbies in accordance with CBC Section 403.6.

A.22.	Fire Department Connection (FDC)	FDCs must be within 100' of a hydrant with no obstructions to Fire Department access.	FDC is placed behind the VTA bus stop on Rengstorff Ave.	Non-Compliant.
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FDC Comments: Plans must be updated to provide a compliant FDC location. The proposed FDC is placed behind the bus stop and must be relocated to be always accessible. Plan updates to address this requirement may require changes to other aspects to the project design.

Sr. No.	Housing Department Requirements	Requirements	Proposed	Compliance
A.23.	SB 330 Replacement Unit Requirement(s) & Affordable Housing Compliance Plan	Any project requiring the demolition of occupied or vacant protected unit must follow the replacement unit of SB 330, related protections for existing tenants and/or the City's locally adopted ordinance. A complete and accurate Affordable Housing Compliance Plan worksheet must be provided.	Floor plans and Affordable Housing Compliance Plan do not identify the required replacement unit.	Non-Compliant. The project does not comply with replacement unit requirements and must provide an updated Affordable Housing Compliance Plan and materials identifying the required replacement unit(s).

Affordable Housing Compliance Comments: In August 2023, a Housing Compliance Plan was provided identifying affordability (AMI) information for the proposed BMR units and a floor

<p>plan identifying each unit's location. These materials must be updated to include all required BMR units inclusive of the replacement unit to be provided at 59% AMI.</p>				
<p>A.24.</p>	<p>Tenant Relocation Assistance Ordinance (TRAO) Requirements</p>	<ul style="list-style-type: none"> o <i>Relocation Assistance Consultant:</i> Developer must enter into an agreement with the City to fund the relocation consultant. o <i>NOI:</i> Developer must provide existing tenants with a Notice of Intent, to inform them about the pending redevelopment application. o <i>Escrow Account:</i> Applicant must submit funds into an escrow account for the estimated relocation assistance payments, as determined by the City/City consultant per the City's Tenant Relocation and Assistance Ordinance. o <i>Tenant Relocation Assistance Filing:</i> A summary memorandum of tenant relocation requirements must be recorded with the County Recorder when a unit is withdrawn under the Ellis Act. 	<p>None of these requirements have been completed.</p>	<p>Non-Compliant. The applicant has not complied with TRAO requirements.</p>

Sr. No.	Forestry Division - Code Requirements	Requirements	Proposed	Compliance
A.25.	Arborist Report	<ul style="list-style-type: none"> o <i>Arborist Report Timing:</i> The City requires submitted arborist reports to be written within the last 18 months. o <i>Development Impacts Analysis:</i> In addition to an inventory of existing tree health, an arborist report must reference and evaluate impacts based on the current development plans, including a table listing trees slated for removal, reasons for removal and tree mitigation requirements (including replacement trees and transplantation options) for all project trees (incl. Heritage and non-Heritage trees). o <i>Tree Protection:</i> Tree Protection Zone Fencing and Warning Signs placed on each TPZ fence are required per the Mountain View Tree Technical Manual, Section 5.10 Pre- 	<ul style="list-style-type: none"> o <i>Arborist Report Timing:</i> The submitted Arborist Report is more than four years old. o <i>Development Impacts Analysis:</i> The submitted Arborist Report was written as a tree inventory report rather than noting tree health, evaluating impacts from the project and identifying mitigation requirements and opportunities. The Arborist Report also analyzes impacts to trees based on a previous development proposal. o <i>Tree Protection:</i> The proposed tree protection measures are boiler points measures, which do not provide the required specifications, per 	<ul style="list-style-type: none"> o <i>Arborist Report Timing:</i> Non-Compliant. o <i>Development Impacts Analysis:</i> Report does not measure impacts based on current development. o <i>Tree Protection:</i> Non-Compliant. Report does not comply with tree protection requirements.

		Construction and 5.10.1 Tree Protection Installation.	the Mountain View Tree Technical Manual.	
<p><i>Arborist Report Comments: (Arborist Report Timing and Development Impacts Analysis)</i> Provide a recent arborist report, from the last 18 months, and update the report to include additional information/evaluation of tree impacts based on the current development plans rather than a basic tree inventory. The report must include a table listing the specific trees slated for removal and replacement tree mitigation requirements for the removal of both Heritage and non-Heritage trees. Please note the report needs specific updates to:</p> <ul style="list-style-type: none"> - Define potential impacts to tree numbers 8 - 71 and how best to protect trees during development. - Ensure accurate DBH measurements (nearly all of the Italian Cypress trees are listed at 12-inch DBH). - Define “Impacted by new development” for trees #79 – 99, 101 - 122, and 128 – 133. What particular aspect of the development creates the impacts, and does this mean the trees should be removed? The report should list specific impacts from the project for each tree and provide distances between the tree and conflicting improvements to allow City staff to better analyze opportunities for tree preservation as part of the project and pursuant to Municipal Code Chapter 32, Article II (Protection of the Urban Forest). - Pursuant to Section 32.39 of the Zoning Ordinance. Include the overall valuation of the tree to be remove and highlight how the replacement trees are of equal value. <p><i>(Tree Protection)</i> Update the Arborist to include specific requirements from the Mountain View Tree Technical Manual, Section 5.10 (Pre-Construction) and 5.10.1 (Tree Protection Installation), adding pertinent measures to project site/landscape plans. Specifically, TPZs must be added around off-site trees 72 -78 and all other trees within 10x DBH of impacts.</p> <p>https://www.mountainview.gov/home/showpublisheddocument/3898/637974641051670000</p>				

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.

B. Applicable, objective standards that may affect the project design.

The project may be inconsistent with the following objective development standards and/or code requirements, which must be addressed before the project receives building permits, should the City approve the project. Although the applicant is not required to address each of these comments during the entitlement phase, City staff is raising these future compliance issues for the applicant's information as they may substantially impact the project design.

Sr. No.	Public Works – Code Requirements & Standard Details	Requirements	Proposed	Compliance
B.1.	Utility Design – Existing Connections	Conceptual Utility Plans must show all existing and proposed utility services (sewer, water, storm, gas, and electric) and their connections to City mains and label if they are to be abandoned or reused.	Utility plans omits location and status label for existing services.	Compliance could not be determined. Additional information is necessary.
<p><i>Utility Design Comments:</i> Plans must be updated to show the location of all existing services and label existing utility services to be abandoned or reused. All existing water and sewer services are to be abandoned per City standards. City staff cannot determine if the proposed utility plan complies with City utility regulations without additional plan information.</p>				
Sr. No.	Building Division – Code Requirements	Requirements	Proposed	Compliance
B.2.	Egress Plans (Occupant Loads & Exiting)	Per California Building Code, egress requirements are based on occupant loads for the usable space on the podium at the second floor and the outdoor area on the roof.	Information not included in plans.	Compliance could not be determined. Additional information is necessary.
<p><i>Egress Plan Comments:</i> Egress plans must be updated to include occupant loads and compliant exiting for the usable space on the second-floor podium and the outdoor area on the roof. The City cannot determine compliance with these Code requirements without this information, which could require substantial change to the project description/design once provided.</p>				
Sr. No.	Fire Department – Code Requirements	Requirements	Proposed	Compliance

B.3.	Standby & Emergency Power	State the proposed source for Standby and Emergency Power in accordance with CBC Section 403.4.8. Show the proposed locations for the equipment and the fire ratings of the rooms.	Information not included in plans.	Compliance could not be determined. Additional information is necessary.
<i>Standby & Emergency Power Comments:</i> Plans must be updated to state the proposed sources for Standby and Emergency Power, in accordance with CBC Section 403.4.8 and show the proposed locations for the equipment, including fire ratings of the room(s). Significant design changes may be required or result from compliance with this requirement.				
B.4.	Fire-Rated Walls	Fire rated walls are required for occupancy separation and protection per CBC Chapters 4, 5, 7, and 10.	Information not included in plans.	Compliance could not be determined. Additional information is necessary.
B.5.	Stair Designs	All stairs are to be constructed as smokeproof enclosures as required by CBC Section 403.5.4. They are to be constructed in accordance with CBC Section 909.20 and are to be accessed by means of a vestibule in accordance with CBC Section 1023.12.2.	Information not included in the plans.	Compliance could not be determined. Additional information is necessary.
<i>Stair Design Comments:</i> Update plans to demonstrate compliant stair design per CBC Section 403.5.4. Stairs are to be constructed in accordance with CBC Section 909.20 and are to be accessed by means of a vestibule in accordance with CBC Section 1023.12.2.				
B.6.	Seismic Design	Depending on the Seismic Design Category, a secondary water supply is required per CBC Section 403.3.3	Information not included in the plans.	Compliance could not be determined. Additional information is necessary.
<i>Seismic Design Comments:</i> Update the plans/submittal to clarify the assigned Seismic Design Category for the site in accordance with CBC Section 1613. If the site is assigned to Category C, D, E or F, provide a secondary water supply as required by CBC Section 403.3.3 and identify the				

proposed location of the secondary water supply. This may cause changes to the project design, impacting other compliance determinations.				
B.7.	Fire Pump/Fire Pump Room	A fire pump is required for the site/building. Show the location of the dedicated fire pump room and show the two sources of water for the fire pump. (CBC Section 403.3.2 and 403.3.3).	Information not provided.	Compliance could not be determined. Additional information is necessary.
<i>Fire Pump/Fire Pump Room Comments:</i> Update plans to show the required fire pump room, the two sources of water (separate connections) for the fire pump per CBC Sections 403.3.2 and 403.3.3. The second connection to the water supply should come off Plymouth Street. Compliance with this requirement may require other design changes and impact compliance determinations on items such as utility design.				

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.

C. Potential inconsistencies/non-conformities.

The project may be inconsistent with the following development standards and/or code requirements, which may need to be addressed by the project but require additional, clarified or corrected information to determine the degree of non-compliance.

ADDITIONAL, CLARIFIED AND/OR CORRECTED PROJECT INFORMATION IS NEED TO DETERMINE PROJECT CONSISTENCY WITH THE FOLLOWING CODES AND REGULATIONS:				
Sr. No.	Development Standard – Zoning Ordinance	Requirements	Proposed	Compliance
C.1.	Roof Equipment Screening	Roof screens shall be the minimum necessary height to fully screen rooftop equipment.	Parapet is (8'-6" to 18'-6") and functions as rooftop equipment screen.	Compliance could not be determined. Additional information is necessary.
<p><i>Roof Equipment Screening Comments:</i> The roof plan (Sheet A3.4) shows a parapet that ranges in height (8'-6" to 18'-6") and would also act as mechanical equipment screening. Compliance with the requirements for full screening of rooftop equipment cannot be determined, as rooftop equipment specifications were not provided in the plans, identifying equipment height versus parapet heights. Provide all rooftop equipment specifications to allow the City to determine if the project complies with Section 36.08.30(e) of the Zoning Ordinance.</p>				
C.2.	Other Standards	<ul style="list-style-type: none"> - Exterior storage must be screened. - All trash containers must be within an opaque enclosure. 	Information not included.	Compliance could not be determined. Additional information is necessary.
C.3.	Water Conservation in Landscaping Regulations	<ul style="list-style-type: none"> o <i>Demonstration of Landscape Water Efficiency:</i> Projects must demonstrate consistency through either the Plant-Type Restriction or Water Budget Option. o <i>Drought-Tolerant Design:</i> Drought-tolerant design and native species are required, per the Water Conservation 	<ul style="list-style-type: none"> o <i>Demonstration of Landscape Water Efficiency:</i> Applicant elected to use the water budget option. o <i>Drought Tolerant Design:</i> Plans identify WUCOLS category as "low". o <i>Irrigation:</i> Plans do not clearly show a compliant 	<ul style="list-style-type: none"> o <i>Demonstration of Landscape Water Efficiency:</i> Compliance could not be determined due to water budget calculation errors. Corrected information is necessary. o <i>Drought Tolerant Design:</i> Compliance could

		<p>in Landscaping Regulations and Zoning Ordinance Section 36.34.10 (f).</p> <p><i>Irrigation:</i> A separate landscape water meter service(s), meter(s), and backflow preventor(s) are required per Water Conservation Landscape Regulations.</p>	<p>separate landscape water service(s), meter(s) and backflow preventor(s) nor the pipe size, meter sizes and pipe materials.</p>	<p>not be determined. Additional information is necessary.</p> <p>◦ <i>Irrigation:</i> Compliance could not be determined. Additional information is necessary.</p>
<p><i>Water Conservation in Landscaping Comments: (Demonstration of Landscape Water Efficiency)</i></p> <p>The submitted water budget contains errors, which mean staff cannot determine if the project complies with applicable Water Conservation in Landscaping Regulations. Specific errors identified by staff include:</p> <ul style="list-style-type: none"> - Landscape area calculations in the water budget differ from the landscape data provided on the project cover sheet (data table). - Water budget does not identify any high-water-use areas, including water features such as pools or spas; however, the landscape plans include a lap pool in the south courtyard. - No landscape/improvements information is provided for the 10th Floor atrium garden(s). - No landscape/improvement information is provided for 15th Floor outdoor amenity areas. <p>Updated plans and/or water budget calculations are needed to provide correctly calculated landscape water efficiency, allowing the City to confirm compliance with these regulations. Staff advises using the forms available on the City website to provide the required/updated information, which can be copied into the plans. See https://www.mountainview.gov/our-city/departments/community-development/planning/forms-fees.</p> <p><i>(Drought-Tolerant Design)</i> The landscape plans do not identify if proposed plant species are considered drought tolerant and/or California Native. The landscape plans need to be updated to highlight if the proposed species are drought tolerant and/or California Native to allow staff to confirm compliance with Zoning Ordinance Section 36.34.10 (f). The City has a standard condition of approval establishing a goal of 75% California Native species.</p> <p><i>(Irrigation):</i> Update plans to provide the following information to ensure compliance with irrigation requirements and consistency with the current development plans: a separate landscape water service(s), water meter(s) and irrigation backflow preventor(s). Irrigation plans must also show the water main (location/size) and connections, matching the same information provided in project civil drawings (see separate comments). Staff notes the irrigation plans identify (greyed-out) locations for aboveground equipment, which appear inconsistent with the proposed development given notations about BFP installation in a</p>				

basement as the project plans do not identify any subterranean levels. Additionally, the project proposes a 1" irrigation service line, but does not provide information on the size of the BFP, which must match the water meter and service line size.

Sr. No.	Fire Department – Code Requirements	Requirements	Proposed	Compliance
C.4	Occupancy Type and related standards	Fire Code requirements for project egress are associated with occupancy type, occupant load factor and total occupant load for each space.	Information not included in plans.	Compliance could not be determined. Additional information is necessary.

Occupancy Type-related Comments: Update Sheets A0.1 – A0.4 to show the areas, occupancy type(s), occupant load factor and total occupant load for each space, to allow City staff to determine if the project complies with applicable Fire Code requirements. In addition, updated plans/egress diagrams must show required exit widths, travel distances, common path(s) of egress and exit signage for all floors, in accordance with CBC Sections 1004, 1005, 1016, 1017 and 1028. Significant design changes may be required or result from compliance with these requirements.

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.

D. Other Inconsistencies.

As required by statute, the City has also determined the project is inconsistent, non-compliant and otherwise not in conformity with the following objectives standards, ordinances and policies which are not required to become compliant, but the City encourages the applicant to attempt to address some inconsistencies to bring the project into better compliance with the identified objective development standards:

THE PROJECT IS INCONSISTENT WITH THE FOLLOWING CODES AND REGULATIONS:				
Sr. No.	Development Standard – R3-2cd Zoning District	Requirements	Proposed	Compliance
D.1.	Density	R3-2 Zoning (portion of site): 10.7 DU/ac (13.85 units max.) General Plan Density: 13-25 DU/ac General Industrial/MM zoning district portion of site does not allow residential use at any density.	362 DU/ac (455 units)	Non-compliant. The proposed density and unit count exceeds the maximum allowed per the R3-2sd zoning district and General Plan for the portion of the site where the General Plan/Zoning allows residential use.
D.2.	Max Floor Area Ratio (FAR)	1.05 FAR (R3-2sd zoning) No residential FAR allowed under MM zoning (Industrial Parcel).	9.92 FAR	Non-compliant. The proposed FAR exceeds allowed residential FAR. Project density may be preserved while modifying the plans for greater compliance with FAR and other applicable standards such as setbacks, personal storage, bike parking, and open space through more compact building design and/or

				different allocation of floor area.
D.3.	Front Setbacks (<i>Rengstorff Ave. - West</i>)	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	7'	Non-compliant. The proposed setback does not comply with the required setback. Additional non-compliance may result from property line corrections to show required dedications along Rengstorff Ave., which should be addressed to provide for pedestrian comfort through additional onsite landscaping, along with the required compliant public right-of-way improvements.
D.4.	Interior Side Setback (<i>North</i>)	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	11'	Non-compliant. The proposed setback does not comply with the required setback, which occurs at the project interface with adjacent historic resources. Impact analysis is required, which may include recommended project revisions to address potentially significant impacts.
D.5.	Exterior Side Setback (<i>Plymouth St. - South</i>)	15 ft. or the height of the adjacent building wall of the subject parcel as measured to	7'	Non-compliant. The proposed setback does not comply with the required

		the top of the wall plate, whichever is greater.		setback. See also other compliance and design comments for the Plymouth frontage.
D.6.	Rear Setback (<i>East</i>)	15 ft. or the height of the adjacent building wall of the subject parcel as measured to the top of the wall plate, whichever is greater.	10'	Non-compliant. The proposed setback does not comply with the required setback. Landscape buffer with large canopy trees is needed.
D.7.	Setback Between principal structures	12 ft. or ½ the sum of the height of the nearest opposing walls on the subject parcel, including those portions of the same building separated by a court or other open space. Requirement is ~120'-130'.	~37' at narrowest point of separation between building towers, at Podium Courtyard B.	Non-compliant. The proposed setbacks between portions of the same building do not comply with the required setback. Adjusting building area to widen the narrowest pinch point could improve massing next to easterly neighbors and provide more light/air to the South Courtyard.
D.8.	Max Height	45' (36' top of wall plate) 3 stories per GP guideline (Industrial)	184' 15 stories	Non-compliant. The proposed building height exceeds the maximum height allowed on site.
D.9.	Canopy Analysis	Must show existing and proposed tree canopy coverage at start of construction, five to 10 years' of growth, and full growth, with canopy coverage identified for each stage as a	Canopy calculations include non-project site (canopy) coverage.	Non-Compliant. The canopy analysis is not correctly calculated.

		percentage of onsite project area only.		
<p><i>Tree Canopy Comments:</i> The landscape plans (Sheet L1.4) include tree canopy analysis that includes canopy area not located on the project site. Update the canopy analysis (i.e. canopy illustration and square feet/percentage calculations) to reflect onsite tree canopy only.</p>				
D.10.	Vehicle Parking	<p>Studio unit – 1.5 spaces per unit, one space shall be covered. (275 spaces required)</p> <p>1 bedroom greater than 650 sq. ft. - 2 spaces per unit 1 space shall be covered. (284 spaces required)</p> <p>2 bedrooms or more - 2 spaces per unit, 1 space shall be covered. (260 spaces required)</p> <p>Guest: 15% of total spaces; the Zoning Administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest spaces. (up to 110 additional spaces may be required by ZA.)</p> <p>Total parking req.: 819 Guest- 1 – 1,046 spaces.</p>	<p>Resident Parking (Puzzle Lifts): 418</p> <p>Guest: 7</p> <p>Accessible (ADA): 4</p> <p>Loading space: 1</p> <p>Total: 430</p>	<p>Non-compliant. The resident, residential guest and total proposed parking spaces are less than the minimum parking spaces required.</p> <p>Additionally, ADA spaces may be incorrectly included in guest parking data, but staff cannot determine extent of non-compliance without additional parking data, per Building Division compliance comments on ADA and EV parking.</p>
D.11.	Site Coverage	35% of site, maximum area covered by structures.	42,708 SF (78% of lot)	Non-Compliant. The proposed project exceeds the maximum allowed site coverage.

Sr. No.	Development Standard – MM Zoning District	Requirements	Proposed	Compliance
D.12.	Parcel Size/Lot Area	20,000 sq. ft (min.)	13,811 sq. ft.	Non-compliant. The proposed lot does not meet minimum parcel size.
D.13.	Maximum FAR	0.35 FAR – 0.55 FAR (for industrial uses); no residential use/FAR allowed.	Information not included.	Compliance could not be fully determined since data was not provided specifically for MM District portion of site(s).
D.14.	Front Setback <i>(Rengstorff Ave. – proposed project)</i> <i>(Leghorn St. – existing structure)</i>	25'	7' (proposed project) 1'-6" (existing structure)	Non-compliant.
D.15.	Height	3 stories, per General Plan and no structure may exceed 50' within 200' of an R district. Height limits do not apply to water towers provided they are not less than 50' from any lot line.	Existing structures and 15-story residential building	Non-Compliant. The proposed development does not comply with maximum allowed height. Existing structure compliance could not be determined since height information was not provided.
D.16.	Land Use	Industrial land uses allowed on General Industrial Land. Existing and Proposed residential use not allowed on MM parcel area.	Existing nonconforming residential use, and new residential use.	Non-compliant. The proposal to maintain existing and build new residential land uses on industrial land is inconsistent with allowed industrial land uses/zoning districts.

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.

Design Comments

City staff has a long history of working effectively and efficiently with applicants to achieve exceptional site and architectural design in citywide development projects, without reducing project density. The goal of this work is always to work collaboratively to achieve a design that meets a developer's objectives, while aligning with City's design-related development standards, General Plan policies and community goals. Collaborative design work is especially important on projects that would introduce high-intensity development next to lower-intensity residential areas, where the new development will stand out by virtue of its scale and have potential impacts on adjacent development.

The enclosed design comments are not project requirements, but strongly suggested by staff in an effort to ensure the project design will positively contribute to the City skyline and result in development that will be attractive to and meet the needs of future residents and neighbors.

- **Architectural Character and Connection to Historic Site:** The proposed project will be directly adjacent to the historic olive oil factory structure, and the narrative project description indicates the proposal intends to provide a "contemporary interpretation of the industrial warehouse appearance of the historic olive factory to the north." While staff generally supports this admirable objective, the project design should more clearly implement this stated goal as staff is unclear on what elements of the project design are intended to evoke elements of the historic structure. Additionally, staff recommends studying how project massing and other features can provide a mindful and respectful transition and connection to the historic resource. Some specific suggestions for opportunities to help highlight the historic olive factory, while contributing to an all-around improved project for the community and future residents, include:
 - **Massing & Articulation:** Use massing stepbacks and/or distinctive articulation to visually connect to the historic resource.
 - **Olive Oil Water Tower:** Consider modifying the high-rise building elements to take inspiration from distinctive elements of the factory such as the elevated water tower by mimic the cylindrical/curvilinear shape of the water tower.
 - **Colors, Materials and Details:** Incorporate similar/complimentary colors, materials, window designs/styles and other accents (e.g. roofs, awnings, etc.) from the factory building or comparable warehouse buildings of the era.

- **Other recommendations:** Other design recommendations may result from the historic analysis, as means to preserve/enhance the adjacent historic resource per General Plan Goal LUD-11 or avoid significant impacts to the historic resource.
- **Massing and Articulation:** The proposed high-rise building is significantly bigger and more dense than what is allowed on the property by the applicable General Plan and zoning district and in the surrounding neighborhood. Since the applicable zoning standards do not contemplate high-rise development, staff recommends reviewing design standards and guidelines in the nearby North Bayshore Precise Plan for opportunities to improve the proposed design. Please also consider the following recommendations for ways to create a more strongly delineated base, improved massing/articulation, and top of the project:
 - **Overall Form:** Study options to create a more typical modern high-rise floor plan with tower elements that have a more compact/efficient arrangement, setback more substantially from the building base and/or each other.
 - **Pedestrian-Scale Building Base:** Refine the building base to have a more distinctive and engaging presence through design refinements such as warmer/richer materials providing visual interest; improved transparency; well-defined, pedestrian-scaled entries; and other detailing to break down the scale of the long/large façade. Utilizing light colors with dark or bright accents can also help to accentuate the pedestrian environment.
 - **Upper Floor Massing:** Rather than projecting upper floor area over the building base, consider upper floor stepbacks to create a more prominent building base, deemphasize taller massing and improve offsite transitions. More efficient/compact tower floor plans and increased tower separation could also help deemphasize taller massing next to easterly neighbors and allow more light into courtyards, particularly the south courtyard.
 - **Upper Floor Articulation:** Consider creating more massing breaks (recesses and/or projections) in a planned pattern to provide more distinctive building appearance and visual interest on tower elements. This articulation could also be designed to provide more private open space (i.e. unit balconies), providing for both improved code compliance and quality of life for future residents. As currently designed, the building appears very flat and monolithic, with an unclear/inconsistent strategy for deploying articulating features and design details around the building.
 - **Building Terminations/Rooflines:** Study options to refine the design of the building top, to retain interesting building forms but remove unnecessary volume (i.e. popped up roof forms or excessive plate heights). Also consider opportunities to relocate enclosed top/roof level spaces) further away from the adjacent residential neighborhood.
- **Neighborhood Site Design:** The design of setback areas is important to improve project integration with the surrounding neighborhood, provide curb appeal for the project and achieve broad City goals and policies for human-scaled, pedestrian-oriented, and engaging frontages. In particular, the current frontage designs provide minimal landscaping, bike parking and other amenities (e.g. art, benches, etc.). Please consider:

- **Rengstorff Ave. Frontage:** Improve landscaping and amenities to soften the interface between the public sidewalk and the building, given the adjacent high-volume roadway. A detached sidewalk (with street trees and onsite trees), layered understory plantings, additional building inset, vertical landscaping, pedestrian-oriented furnishings/art, bike racks around building entries and similar improvements would help improve pedestrian comfort in concert with architectural enhancements to the building base.
- **Plymouth St. Frontage:** Study creative opportunities to increase onsite frontage landscaping (e.g. trees and understory planting) in the setback area along Plymouth St., along with special paving and other pedestrian-oriented furnishings/art/bike racks to help soften the transition into the adjacent residential neighborhood. This is particularly important if utility rooms cannot be internalized in favor of more active ground-floor uses along Plymouth Street. If aboveground equipment cannot be relocated from this frontage, it should be carefully placed to avoid conflicts with visibility triangles and feature decorative enclosures, landscape screening and other amenities to better integrate with the pedestrian streetscape.
- **Easterly Interface with Residential Neighborhood:** A high-canopy landscape buffer is desirable in the rear (easterly) setback area.
- **Ground Floor Layouts:** Study ground-floor room and elevator/stair layouts to maximize more active area along exterior building walls/windows.
- **Tree Preservation and Replacement:** Evaluate opportunities to maximize tree preservation, particularly Heritage trees. If existing, healthy trees cannot be preserved (in situ or through transplantation), identify landscape plan opportunities for replacement of existing trees at a minimum ratio of 2:1 replacement of Heritage trees and 1:1 replacement of non-Heritage trees, with a priority for planting of California Native and drought-tolerant trees.

Staff Contact Information

Project comments, and corrections in this letter are provided from the Planning Division. Please contact the appropriate point person listed below if you have questions regarding specific department/division comments.

- **Planning Division** – Edgar Maravilla, Project Planner, (650)903-6306 or Edgar.Maravilla@mountainview.gov
- **Building Division** – Diana Perkins, Consulting Plan Checker, (650) 903-6313 or diana.perkins@shumscoda.com
- **Neighborhoods and Housing Division** – Anna Reynoso, (650) 903-6379 or neighborhoods@mountainview.gov
- **Fire Department** – Tanner Wingo, Fire Prevention Engineer, (650) 903-6313 or tanner.wingo@mountainview.gov.

- **Public Works Department** – Susana Valencia, Civil Engineer, (650) 903-6311 or Susana.Valencia@mountainview.gov
- **Community Services Department, Forestry Division** – Scott Stringer, Consulting Arborist, (925) 484-0211 or scott.stringer@bartlett.com
- **Fire and Environmental Safety Division, Hazardous Materials** – Bryan Barrows, Hazardous Materials Specialist, (650) 903-6378 bryan.barrows@mountainview.gov.
- **Fire and Environmental Safety Division, Stormwater Pollution Prevention Program** – Carrie Sandahl, Fire Marshal, (650) 903-6378 or carrie.sandahl@mountainview.gov

Additional Fee Requirements

Cost-Recovery Expenses: This project is classified as a cost-recovery project, as it requires staff time beyond the amount covered within the scope of the standard application fee. In addition to providing the standard application fees required for this project, your initial deposit will be charged for each hour of staff time spent on this project from entitlement review through construction completion, if approved. As funds run low, City staff will contact you for additional funds to be provided in order to continue the project review.

Consultant Costs: This project will require additional studies completed by an outside consultant(s) in connection with the California Environmental Quality Act, for which additional fees will be required from the applicant. The amount due to the City will be equal to the complete consultant contract cost plus a 15% City administrative fee, due in full prior to execution of consultant and applicant-funding contracts for the CEQA analysis. Once City staff has received a scope of work and cost from the qualified consultant, staff will share that information with the applicant and collect fees to begin the environmental review.

Tenant Relocation Costs: This project may require relocation assistance for existing tenants, with the cost of any required tenant relocation assistance to be paid by the applicant. Additionally, the cost of the City's tenant relocation services provider/consultant is borne by the applicant and subject to a funding agreement with the City.

Timeline, Process and Resubmittal

As part of the development review process, you are encouraged to conduct a neighborhood meeting to gather public input; however, this is not a requirement and would be conducted solely by the applicant. Next steps for the project also include:

- *Project Compliance & CEQA Analysis:* As part of the development review process, the project must address identified inconsistencies and comply with CEQA. Staff is actively engaging consultants to develop a CEQA scope of work. Once the project is scoped, staff will schedule a meeting with your team to discuss the CEQA review, which will commence when staff receives the fees for the work and applicable contracts are executed. Future

environmental review may require public meetings pursuant to any applicable CEQA requirements (e.g. EIR scoping meetings, etc.).

- *Design Review:* Staff has provided initial design comments in this letter and welcomes the opportunity to work with the applicant to enhance the project design, including opportunities for design review with staff and the Development Review Committee (DRC).
- *Required Public Hearings:* As the development review process concludes and environmental review is completed, the project will require a project recommendation(s) at an Administrative Zoning/Subdivision Committee public hearing(s), and final action at a City Council public hearing.

With the exception of public meetings for design review with the DRC, required public hearings will be scheduled once the environmental (CEQA) review is complete. At minimum, notices for public hearings will be sent to property owners and tenants within 750' of the project site.

Additionally, a project sign must be posted along each street frontage of the project site identifying the application request, along with contact information for the applicant and City staff at least 10 days prior to the first public meeting for the project. The sign template, along with detailed specifications, will be provided to you under a separate email once the project scope has been confirmed.

Once you have gathered the missing information and completed the necessary revisions to the application materials, please submit all revised materials electronically in .pdf format to the Planning Division for review at www.mountainview.gov/planning. Please submit the following:

- **Revised plans** – Submit revised project plans addressing the incomplete items and comments enclosed. To expedite review when submitting revised plans, please “cloud” each revision on the plan set.
- **Response to Comments** – Provide a response to City Department comments included and enclosed with this letter. Your response must note where (or how) you have addressed each comment or explain how you have responded to each issue raised in this letter.
- **Site Visit** – Staff would like to arrange a visit to the project site to take photos of the existing site and building conditions, along with the surrounding area.

Conclusion

Please be advised that this summary does not constitute a final review. The proposed project may be subject to additional standard City conditions. Revisions to your plans may result in additional comments or requirements.

901, 913 and 987 North Rengstorff Avenue (APNs: 015-02-40, 015-02-39 and 015-02-41)

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If the Planning Division does not receive a comprehensive response to this letter and any remaining fee payments within 90 calendar days (June 3, 2024), your application will be considered 'withdrawn' due to inactivity and the project file will be closed with no further review or notification. If you choose to move forward with your project after closure of the file, a new application form, fee, and submittal materials will be required to be submitted to the Planning Division.

Thank you for the opportunity to review this application. If you have any questions, please contact me by phone at (650) 903-6306 or by email at Edgar.Maravilla@mountainview.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Edgar Maravilla". The signature is written in a cursive style with a large initial "E".

Edgar Maravilla
Project Planner