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City of Mountain View
Planning Division
500 Castro Street
Mountain View, CA 94039
Attn: Margaret Netto

Re: 1920 Gamel Way PL-2019-211 and 212
State Density Bonus/Waivers

Hi Margaret,

Just wanted to confirm in writing that our project at 1920 Gamel Way has appropriately incorporated 29 BMR units including 1 to 1 replacement units. Our design is based upon a 50% density bonus allowance and has been applied in the following manner.

The underlying base density for the project is	80.5 units
We have applied a state density bonus of 50%	40.5 units
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This yields a total project density of	121 units

We were able to achieve this density by a combination of revised setbacks, lot coverages and building heights, etc. as outlined in our previous documents provided. The overall project consists of 3 buildings which surround a central courtyard. This is made possible by abandoning the existing roadway (Gamel) and creating a new private easement roadway along the northern edge of the property. This site planning approach not only creates a more uniformed design but increases the opportunity for higher density and affordable housing units. To achieve this goal, our application does request several waivers to maximize the density bonus. In general, the waivers relate to 3rd and 4th story setbacks, and maximum building height for those units facing the central courtyard and rear property line. The 3rd and 4th floor setbacks were intentionally limited on the 3rd and 4th floor to create an architectural style as encouraged by planning staff (Spanish Revival). This style typically stacks individual floor levels rather than stepping them back. Additionally, the stacked unit approach maximizes the usable central courtyard of the project.

This approach also maximizes the amount of outdoor useable landscape areas. Based upon this approach except for the rear 4th floor units all remaining 4th floor units face the central courtyard which virtually eliminates their view off-site.

Hope this provides the additional information you need.

Regards,
Bill