



2700 West El Camino Real

Project Description

(APN 148-09-009)

SummerHill Apartment Communities proposes to develop a vibrant new apartment community in north Mountain View. The project will take advantage of convenient pedestrian access to public transportation and nearby shopping, restaurants and services to create a modern, walkable community. Our goal is to create a high-quality apartment community that contributes to the Grand Boulevard vision for El Camino Real and provides much-needed workforce housing. With distinctive amenities, attractive public and private landscaping, and timeless architecture that fits into the fabric of the area, SummerHill expects the project to be an exceptional addition to the City.

Location & Setting

The 2.28-acre project site is located at 2700 West El Camino Real, at the intersection of El Camino Real and Del Medio Avenue. The site is less than $\frac{1}{3}$ mile north of San Antonio Road, within an easy walk of an array of supermarkets, pharmacies, banks, department stores, restaurants, and other shops and services.

The project site is a convenient 15-minute walk from the San Antonio Caltrain station, less than a mile away. In addition, the site is only half a mile from the San Antonio Transit Center at Showers Drive, which is served by the Stanford Marguerite Shuttle, VTA routes 22, 32, 34, 35 and 40 and the VTA 522 Express.

Currently, the site is occupied by three two- to three-story motel buildings, a swimming pool, and a vacant restaurant building. The buildings were originally constructed between 1960 and 1968 and range from 9,457 to 21,441 square feet. Approximately 87.3% of the site is currently built or paved with impervious surface.

The surrounding area is currently a mix of residential and commercial uses. To the northwest of the site, along El Camino Real in Palo Alto, is a motel, built in 1954. To the northeast of the site, along Del Medio Avenue and Collins Court, are several two-story apartment buildings. To the southwest of the site, across El Camino Real, are a gas station and a three-story residential condominium community in Los Altos. To the southeast of the site, across Del Medio Avenue, are a car wash and several three-story residential apartment buildings.

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There is a pre-cast concrete wall approximately along most of the northeasterly property line and a wooden fence in disrepair along the northwesterly property line. There are currently four driveways into the site — one on El Camino Real and three on Del Medio Avenue. These will be replaced with a single driveway on Del Medio Avenue to provide access to the garage.

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SummerHill proposes to redevelop the site into a modern, walkable residential community with convenient access to shopping, restaurants and services. The project includes 211 residential apartment units with parking, amenities, landscaping, and a plaza.

- The project will feature a five-story residential apartment building over a two-level semi-subterranean garage. The apartment building will contain a total of 211 one- and two-bedroom units, with an average unit size of approximately 839 square feet. The 145 one-bedroom units will range in size from approximately 608 to 846 square feet, with a typical size of approximately 726 square feet. The 66 two-bedroom units will range in size from approximately 999 to 1,169 square feet, with a typical size of approximately 1,051 square feet.
- The building will have a central courtyard with convenient, relaxing amenities for residents. The courtyard will feature a resort-style pool and a spa, plus an array of lounge seating, hammocks, fireplaces, outdoor kitchens, landscaping, and tables and chairs.
- Within the building, SummerHill expects to offer a club room, a fitness studio, and a Wi-Fi lounge. The project will also include a leasing center on site to serve current and future residents.
- The project will include a 2,000-square foot ground floor commercial space suitable for retail, café or office use. The commercial space is well-suited for a shared workspace center that would serve residents of 400 San Antonio, Carmel The Village, Domus and others in the City.
- Along the northeast side of the project site, SummerHill proposes to accommodate a new bike path as a public benefit. The bike path would help the Cities of Mountain View and Palo Alto provide a safe route for children to bike between schools in Los Altos and the existing and recently approved residential communities along Del Medio Avenue, Fayette Drive, and San Antonio Road.
- The project will provide 288 parking spaces, including 235 spaces for residents in a secured garage area, 42 spaces for customers, guests and prospective tenants in the

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garage, and 11 more surface parking spaces for customers, guests and prospective tenants along the entry drive. The amount of parking provided exceeds the 284 spaces required by the Municipal Code.

- SummerHill proposes to designate eleven of the apartments as below-market rate units for Very Low Income households to qualify for a State Density Bonus.
- To meet the requirements of the City’s park land dedication ordinance, SummerHill will pay in lieu fees of approximately \$8,652,000.

Entitlements

In 2014, the City adopted the El Camino Real Precise Plan, rezoning the area as “El Camino Real Precise Plan P(38)” and designating the project site as a “Medium Intensity Corridor” with a “Neighborhood Corner” overlay. Multi-family housing is a permitted use in Medium Intensity Corridor areas. For development projects on sites designated as Neighborhood Corners, a minimum of 2,000 square feet of ground floor commercial use is required. Permitted uses in the commercial space include restaurants and retail stores. Provisionally permitted uses in the ground floor commercial space include business support services, offices, fitness studios, and tutoring centers. SummerHill proposes to provide a 2,000 square foot ground floor commercial space facing onto the entry plaza. SummerHill requests a Provisional Use Permit to allow the space to be used for a combination of offices and business support services, such as a shared workspace service, as an optional alternative to a restaurant or retail use.

The Precise Plan allows the property to be developed at a “Tier 1” floor area ratio (FAR) of 1.85 and four stories/55 feet in height, subject to the approval of a Major Planned Community Permit. SummerHill proposes to develop the site as a “Tier 1” project with a State Density Bonus of 22.5%.

To qualify as a “Tier 1” project, SummerHill proposes to provide a package of public benefits that meets the requirements of the Precise Plan and Council Resolution No. 17914. The package of public benefits would include the cost of designing and constructing the new public bike path, the cost of modifying and relocating stormwater treatment facilities and project amenities to accommodate the bike path, and a contribution to the City’s affordable housing program fund.

To qualify for the State Density Bonus, SummerHill proposes to designate eleven of the apartment units as below-market rate units for Very Low Income households. In conjunction with the density bonus and the below-market rate units, SummerHill requests that the City modify the maximum FAR, the height limit, and the required amount of common useable open area for the project and allow tandem parking spaces to provide some of the required off-street

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parking for the project, as provided in the State Density Bonus Law. Pursuant to State law and the City's density bonus ordinance, no amendment to the General Plan or the zoning would be required to allow these modifications to the development and parking standards. The requested modifications to the development and parking standards are explained in SummerHill's Application for Density Bonus for Residential Apartment Project (Revised).

For the project, SummerHill seeks the following approvals from the City:

- A Major Planned Community Permit
- A State Density Bonus of 22.5%
- Pursuant to the State Density Bonus Law and the City's density bonus ordinance, waivers or reductions of certain development and parking standards
- A Vesting Preliminary Parcel Map for Condominium Purposes and Final Parcel Map to vest the City approvals and dedicate public easements and rights of way
- Heritage Tree Removal
- Exceptions to the Precise Plan design guidelines: (1) to allow balconies on the 4th floor to encroach 2 feet into the setback area, consistent with balconies on the 1st through 3rd floors, and (2) to reduce the amount of screening required between the project and adjacent residential uses, in order to allow space for a public bike path.
- Provisional Use Permits for the Required Ground Floor Commercial Area and the upper-floor roof decks
- Design Review
- Environmental Review

Architecture and Design

Exterior Design

The project is located in a neighborhood of mixed residential and commercial uses. Most of the nearby buildings along El Camino Real and Del Medio Avenue were constructed between the 1950's and the 1970's.

The architecture for the project comprises a mix of contemporary forms with urban proportions, warm hues, and natural materials. The street-level facades will be enhanced with masonry-clad, elevated patios to establish a base and provide durable materials to enhance the pedestrian experience. Privacy for street-facing patios will be achieved with raised planters and landscaping. The floors above will receive façade breaks at recessed or Juliet balconies. As noted above, SummerHill requests an exception to the design guidelines to allow the balconies on the 4th floor to encroach 2 feet into the setback area, consistent with the design of the balconies on the 1st through 3rd floors.

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The corner of El Camino Real and Del Medio Avenue is anchored by a strong massing with smooth stucco exterior finish, storefront glazing at the ground level, inset windows above, header trim over the balconies, and increased height with cornice detail. The corner is flanked by two secondary massings clad in wood-toned enhanced paneling in an accent color, then transitioning to sand-finish stucco. The 5th floor is stepped back to allow for private and common decks with open railings. Metal awnings provide solar shading along the southeast and southwest facades.

The intention is to create an attractive timeless community character through articulated massing highlighted with a variety of high quality materials and details.

Finally, the project is designed to make a strong pedestrian connection to the existing neighborhood by providing a plaza at the Neighborhood Corner of Del Medio Avenue and El Camino Real.

Interior Features

The project will offer high quality, Class A amenities. All units will have in-unit washers and dryers, and the majority will have private patios or decks. Interior finishes will include quartzstone countertops, European-style cabinets, stainless steel appliances, and individually controlled HVAC in each unit.

Community Amenities & Landscaping

SummerHill envisions a timeless, landmark community with high quality amenities to suit a modern lifestyle. As noted above, the preliminary program for the community landscaping includes courtyards, pedestrian walkways, and landscaping throughout. SummerHill expects the on-site amenities to include the following:

- Courtyard with a resort-style pool and spa, hammocks, an outdoor kitchen, fireplaces, dining and gathering areas, and other landscaping
- Roof decks with lounge seating on the 2nd and 5th floors
- Club room with media lounge and recreation area
- Fitness studio
- WiFi café and lounge
- A dog wash and an outdoor area with benches and tables where residents can gather and relax while their pets play

Street Frontage Design & Improvements

The project is designed to provide an attractive, welcoming, interactive space for residents and passing pedestrians. The proposed design for the street frontage will follow the

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design guidelines in the Precise Plan and contribute to the Grand Boulevard vision for El Camino Real. SummerHill’s design and improvements to the street frontage will include the following:

- New 48-inch box street trees will be planted along El Camino Real and Del Medio Avenue.
- Low-water use ornamental grasses, shrubs and olive trees will be planted in the landscape area between the new sidewalks and the building.
- A new plaza will be created at the corner of El Camino Real and Del Medio Avenue with benches, decorative plantings, enhanced paving, and an engaging piece of art.

Transition to Adjacent Apartments and Motel

To respect the existing two-story apartments along Collins Court to the northeast of the project site, the proposed apartment building will be set back more than 60 feet from the shared property line. Trees and other landscaping will be planted at available locations along the proposed public bike path to add to the existing trees and help screen the view.

As a transition to the existing motel to the northwest along El Camino Real in Palo Alto, the apartment building will be set back 15 feet from the shared property line. In addition, on the northwest side of the building, the top floor will be stepped back an additional 28 – 30 feet from the property line, to provide an appropriate transition. The motel is currently one- and two-story, but the zoning for the site would allow the site to be redeveloped to a height of 50 feet with no side setback. A new “good-neighbor” fence will be installed along the property line to provide added screening.

Circulation & Parking

Pedestrian Access

The project will provide multiple pedestrian entry points for residents and guests along Del Medio Avenue and El Camino Real. The main pedestrian access to the community will be through the plaza at Del Medio Avenue and El Camino Real. From the plaza, residents and guests will enter the apartments and the courtyard through the main lobby.

Vehicular Access

Vehicular access into the community will be provided from Del Medio Avenue. The project will be served by a semi-underground parking garage with 277 parking spaces, plus an additional 11 parking spaces at grade. The garage will have a gated area with 235 spaces for residents and 10 spaces for guests and visitors, plus an ungated area with 32 additional spaces for guests and visitors. In addition, the project will provide a location near the end

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of the driveway for loading and moving. Overall, parking will be provided for the apartments at a ratio of one space per bedroom.

Public Bike Path

As a voluntary public benefit, SummerHill proposes to provide a new public bike path along the northeast edge of the site to help connect between Del Medio Avenue and Cesano Court in Palo Alto. The bike path is not needed to offset any impacts of the project, but it will help give children a safe route to school from the existing and recently approved residential communities along Del Medio Avenue, Fayette Drive, and San Antonio Road. The path will be 12 feet wide, including an 8-foot-wide A/C-paved travel surface and two 2-foot-wide unpaved shoulders. Separate from the project, the City will work with the City of Palo Alto to connect the existing bike boulevard along Cesano Court in Palo Alto to the proposed bike path on the project site.

In recognition of the public benefit of the bike path, the City will credit the cost of designing and constructing the bike path and the cost of modifying and relocating stormwater treatment facilities and project amenities to accommodate the bike path towards SummerHill's obligation to provide a "Tier 1" public benefit.

Ground Floor Commercial Space

The project will include a 2,000-square foot ground floor commercial space. SummerHill has designed the space to be flexible and attractive to a range of potential users. For example, SummerHill has identified a growing demand for shared workspace centers that provide office space and business resources for professionals, tech startups, and other small businesses. The project's commercial space is well-suited for a shared workspace center that would serve nearby residents of 400 San Antonio, Carmel The Village, Domus and others in the City.

In addition to its potential as a shared workspace location, the space is also well-suited to café or retail use. To allow for that option, the project includes eleven surface parking spaces to serve the commercial space, which meets the parking requirement for general retail or carry-out restaurants. Under the Precise Plan, café and retail uses are permitted in the project's commercial space without additional approvals. However, to ensure the flexibility to market the ground floor commercial space to an optimal user, SummerHill requests a Provisional Use Permit to also allow the option to use the space as a shared workspace location.

SummerHill has designed the commercial space to attract strong, stable tenants. The commercial space is on the ground floor in a corner location with good visibility from El Camino Real and Del Medio Avenue. The space has storefront glazing on two sides, with direct access from the public entry plaza. The space is more than 50 feet deep, with a clear height of 14 feet.

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At the rear of the space are two restrooms, a storage closet, and a trash room with direct access to the sidewalk and street.

The commercial space will be mapped as a separate legal parcel to allow greater flexibility for future users. Utilities will be separately metered.

Transportation Demand Management

SummerHill expects to offer the following transportation amenities for residents and guests:

- VTA EcoPasses for new residents for one year for the first five years of the project
- Nine electric vehicle charging spaces
- Provision for two car-sharing vehicle spaces
- 239 bicycle parking spaces for apartment residents and guests
- On-site WiFi lounge for residents working from home
- Tenant web portal for carpooling

Further details are provided in the project’s Transportation Demand Management Program.

Sustainability

The project will provide a range of forward-thinking benefits to residents and the Mountain View community. The project is designed to achieve a GreenPoint certification level of Silver with rating of 90 points. In addition, SummerHill plans to include a number of features that support the City’s environmental goals, such as nine electric vehicle charging spaces, convenient bicycle amenities, and water-conserving landscaping and irrigation systems. In addition, the project is located within convenient walking distance of shopping, parks, restaurants, Caltrain, and other public transit.

The project will be constructed in compliance with the 2016 California Green Building Standards Code (Title 24). The new 2016 Title 24 standards are even more energy efficient than the 2013 Title 24 standards for residential construction, bringing the project close to the State’s goal of Zero Net Energy use for new homes by 2020.

Inclusionary Housing

SummerHill proposes to designate eleven of the apartments as below-market rate units for Very Low Income households. In addition, SummerHill will contribute approximately \$984,400 to the City’s affordable housing fund in compliance with the City’s rental housing impact fee program.

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“Tier 1” Bonus

The Precise Plan allows the site to be developed at a “Tier 1” floor area ratio of 1.85, subject to the provision of a public benefit. SummerHill proposes to meet the public benefit requirement through a combination of project components and a financial contribution, consistent with Council Resolution No. 17914 and the Precise Plan, as follows:

- Provide a new public bike path along the northeast edge of the site.
- Make a financial contribution to the City’s affordable housing program fund.

The public benefit program is described in detail in SummerHill’s letter regarding the “Tier 1” Public Benefit Program.

State Density Bonus

SummerHill proposes to provide eleven below-market rate units for Very Low Income households in order to qualify for a density bonus of 22.5% for the project. The calculation of the density bonus is as follows:

- The total square footage of the proposed project is 227,390 square feet (including 2,000 square feet of ground floor commercial), and the average amount of residential square footage per apartment unit is approximately 1,068.20 square feet.
 - $(227,390 \text{ SF} - 2,000 \text{ SF}) \div 211 \text{ units} = 1,068.20 \text{ SF/unit}$
- As a “Tier 1” project, the Precise Plan allows the floor area of the project to be up to 184,079 square feet (plus up to 2,000 square feet of ground floor commercial).
 - $99,502 \text{ SF} \times 1.85 \text{ FAR} = 184,079 \text{ SF}$
- As a “Tier 1” project, without a density bonus, the Precise Plan allows up to approximately 172.33 units at an average of 1,068.20 SF per unit.
 - $184,079 \text{ SF} \div 1,068.20 \text{ SF/unit} = 172.33 \text{ units}$
- SummerHill seeks a density bonus of up to 22.5% to allow for 211 units.
 - $211 \text{ units} - 172.33 \text{ units} = 38.67 \text{ units}$
 - $38.67 \text{ units} \div 172.33 \text{ units} = 0.224 = 22.5\% \text{ increase}^*$
- To qualify for a density bonus of up to 22.5%, SummerHill will designate 6% of the units (eleven units) as below-market rate units for Very Low Income households.
 - $6\% \times 172.33 \text{ units} = 10.34 \text{ units} \rightarrow 11 \text{ units (rounded up)}$

* Pursuant to State Density Bonus Law, if the calculation of the number of bonus units results in a fraction, the fraction is rounded up to include an additional unit.

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Concession or Incentive

By providing eleven below-market rate units for Very Low Income households, SummerHill qualifies for one “concession or incentive” from the City, pursuant to the State Density Bonus Law and the City’s density bonus ordinance. SummerHill does not request a concession or incentive for the project.

Waiver or Reduction of Development Standards

The State Density Bonus Law and the City’s density bonus ordinance authorize the City to waive or reduce development standards that would have the effect of precluding the construction of the project. SummerHill requests that the City allow exceptions from several of the City’s development standards that would otherwise preclude the development of the project. Each of these exceptions is attributable to the development of the additional units that are authorized by the density bonus. The basis for the requested waivers is explained in detail in SummerHill’s Application for Density Bonus for Residential Apartment Project (Revised).

Maximum FAR: SummerHill requests that the City modify the maximum FAR for the Project from 1.85 to 2.27. The 1.85 FAR standard would preclude the construction of the project, because the density bonus units would exceed the maximum floor area.

Maximum Height: SummerHill requests that the City modify the maximum allowable height for the Project from 4 stories/55 feet to 5 stories/65 feet. The 4-story/55-foot height limit would preclude the construction of the Project, because the density bonus units would exceed the height limit.

Common Useable Open Area: SummerHill requests that the City reduce the amount of common useable open area required for the Project. For 211 units, the Precise Plan would generally require 36,925 SF of common useable open area. The common useable open area requirement would preclude the construction of the project, because there is not enough room on the site to provide common useable open area for the density bonus units. Instead, SummerHill proposes to provide 29,822 SF of outdoor common useable open area, plus 3,948 SF of indoor common useable area, including a fitness studio, a club room, a lobby lounge, and a WiFi café and lounge. In addition, SummerHill proposes to provide 15,549 SF of landscaped common open area throughout the setback areas, with walking paths and benches. The project will also provide 16,500 SF of private outdoor space on balconies and decks. All together, the

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project will provide more than 57,852 SF of common or private outdoor open area, almost 275 SF per unit.

Parking Standards

SummerHill requests that the City allow 33 of the 288 parking spaces to be tandem spaces. The State Density Bonus Law allows SummerHill to meet the City's parking requirements with tandem parking. (Gov. Code § 65915, subd. (p)(4).) All 33 of the tandem spaces will be assigned to residents or employees, not guests, and each tandem space and the parking space behind it will be assigned to a single unit to minimize parking conflicts.

Utilities, Storm Water Quality Management & Fire Protection

All proposed utilities, grading, drainage and site improvements will be designed and constructed in accordance with the City's standards. The following public utility connections and improvements are proposed as part of the project:

- Stormwater will be treated on site as required to meet municipal stormwater permit requirements. Stormwater will be treated with flow-through planters and other low impact development (LID) treatment measures, before being discharged to the existing 12-inch and 15-inch public storm drains in Del Medio Avenue.
- Electric service will connect to an existing overhead line at the northeast property line and an existing underground line on the southwest side of El Camino Real. Cable and telephone service for the project will connect to an existing overhead line on the southeast side of Del Medio Avenue.
- Gas service for the building will connect into the existing 4-inch gas line in Del Medio Avenue.
- Domestic water, fire service, and irrigation service for the apartments will connect to an existing 8-inch water line in Del Medio Avenue. There are three hydrants within 50 feet of the project site along El Camino Real and Del Medio Avenue. In addition, one wharf hydrant is proposed on site, which will be served by a line connected to the existing 8-inch water main on Del Medio Avenue.
- Sewer service will connect to an existing 8-inch public sewer line in Del Medio Avenue.
- Emergency vehicle access will be provided via the main driveway.

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Recycling & Garbage

Garbage and recycling service for the apartments will be provided from Del Medio Avenue. The apartments will include a staging area for trash and recycling at the north corner of the building, located on parking level P1. The apartment building will house at least one trash room per residential floor, each equipped with three chutes for refuse and dual-stream recycling. Provisions will be made for cardboard box recycling as well.

The ground floor commercial space will have a separate room in the rear for trash and recycling and a rear door allowing the trash and bins to be brought directly to the curb on Del Medio Avenue for pick-up.

Property Management

The apartment community will be professionally managed and maintained. The apartments will have property management residing on-site with a leasing and maintenance staff.

April 13, 2017

Diana Pancholi
Assistant Planner
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Application for Density Bonus for Residential Apartment Project (Revised)
2700 W. El Camino Real, Mountain View (206-16-PCZA & 303-16-PM)

Dear Ms. Pancholi:

Thank you for your comments on SummerHill Apartment Communities's development application for 2700 W. El Camino Real. In response to your comments, SummerHill revises its application for a density bonus for the Project, as provided below.

Project Summary

SummerHill proposes to develop a new 211-unit residential apartment project at 2700 West El Camino Real. The total residential square footage of the Project is 225,390 square feet. The Project also includes a 2,000-square foot ground-floor commercial space.

The site is located within the City's El Camino Real Precise Plan P(38) area and is designated as a "Medium Intensity Corridor" with a "Neighborhood Corner" overlay. The Precise Plan allows the site to be developed at a "Tier 1" floor area ratio of 1.85, subject to the provision of a public benefit. The value of the public benefit must be at least \$20 per square foot of floor area in excess of 1.35 FAR. SummerHill proposes to meet the public benefit requirement through a combination of project components and payment of a fee. For details regarding the proposed public benefit, please refer to the Project Description.

In addition to the "Tier 1" density increase, SummerHill proposes to provide eleven below-market rate units for Very Low Income households in order to qualify for a density bonus under the State Density Bonus Law and the City's density bonus ordinance, as described below.

Density Bonus

Pursuant to the State Density Bonus Law and the City's density bonus ordinance, SummerHill proposes to provide eleven below-market rate units for Very Low Income households in order to qualify for a density bonus of 22.5% for the Project. The calculation of the density bonus is as follows:

- The total square footage of the proposed Project is approximately 227,390 square feet (including 2,000 square feet of ground floor commercial), and the average amount of residential square footage per apartment unit is approximately 1,068.20 square feet.
 - $(227,390 \text{ SF} - 2,000 \text{ SF}) \div 211 \text{ units} = 1,068.20 \text{ SF/unit}$
- As a "Tier 1" project, the Precise Plan allows the floor area of the Project to be up to 184,079 square feet (plus up to 2,000 square feet of ground floor commercial).
 - $99,502 \text{ SF} \times 1.85 \text{ FAR} = 184,079 \text{ SF}$
- As a "Tier 1" project, without a density bonus, the Precise Plan allows up to approximately 172.33 units at an average of 1,068.20 SF per unit.
 - $184,079 \text{ SF} \div 1,068.20 \text{ SF/unit} = 172.33 \text{ units}$
- SummerHill seeks a density bonus of up to 22.5% to allow for 211 units.
 - $211 \text{ units} - 172.33 \text{ units} = 38.67 \text{ units}$
 - $38.67 \text{ units} \div 172.33 \text{ units} = 0.224 = 22.5\% \text{ increase}^1$
- To qualify for a density bonus of up to 22.5%, SummerHill will designate 6% of the units (eleven units) as below-market rate units for Very Low Income households.
 - $6\% \times 172.33 \text{ units} = 10.34 \text{ units} \rightarrow 11 \text{ units (rounded up)}$

Concession or Incentive

By providing eleven below-market rate units for Very Low Income households, SummerHill qualifies for one "concession or incentive" from the City, pursuant to subparagraph (d)(2)(A) and subsection (k) of Government Code section 65915 and Municipal Code section 36.14.45. SummerHill does not request a concession or incentive for the Project.

Waiver or Reduction of Development Standards

Subsection (a) of section 36.14.50 of the Municipal Code and subsection (e) of section 65915 of the Government Code authorize the City to waive or reduce development standards that would

¹ Pursuant to State Density Bonus Law, if the calculation of the number of bonus units results in a fraction, the fraction is rounded up to include an additional unit.

have the effect of precluding the construction of the Project.² SummerHill has identified several development standards that, if enforced, would physically preclude the construction of the Project, and SummerHill therefore requests that the City modify those standards to allow the construction of the Project.

Maximum FAR: SummerHill requests that the City modify the maximum FAR for the Project from 1.85 to 2.27. The 1.85 FAR standard, if applied to the Project, would have the effect of physically precluding the construction of the Project, because the number of bonus units is directly related to the square footage of the project and the average unit size. Without the proposed increase in the maximum FAR and the associated increase in the maximum square footage, there would be no density bonus.

Maximum Height: SummerHill requests that the City modify the maximum allowable height for the Project from 4 stories/55 feet to 5 stories/65 feet. The 4 story/55-foot building height standard, if applied to the Project, would have the effect of physically precluding the construction of the Project, because the City's open space, setback, and lot coverage regulations do not allow the footprint of the building to expand enough to keep the building at less than 4 stories/55 feet.

With the density bonus, the Project has 211 units; without the density bonus, the project would have 172 units. Levels R1 – R4 of the Project include a total of 175 units. (See the Unit Mix table on sheet A.3.1 of the Project plans.) Therefore, without the density bonus units, the Project would be able to accommodate all 172 units within four floors. The addition of the approximately 39 density bonus units physically precludes the Project from meeting the 4-story height limit.

With the density bonus, the Project is 65 feet high; without the density bonus, the project would be approximately 55 high, because Level R5 (which is necessary to accommodate the density bonus units) increases the height of the building by 10 feet. (See sheet A.2.1 of the Project plans, showing the plate height of Level R5 as 121.00' – 111.00' = 10.00'.) Without the density bonus units, the Project would be able to accommodate all 172 units within the 55-foot height limit. The addition of the approximately 39 density bonus units physically precludes the Project from meeting the 55-foot height limit.

² Section 65915(e) provides, "In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section."

Common Useable Open Area: SummerHill requests that the City reduce the amount of common useable open area required for the Project. The Precise Plan requires 175 SF of common useable open area per unit. The Zoning Administrator may approve minor exceptions to requirements for open area when such an exception is consistent with the purpose and intent of the Precise Plan.

For 211 units, the Precise Plan generally requires 36,925 SF of common useable open area. For 172 units, the Precise Plan would require 30,100 SF of common useable open area. The Project will provide approximately 29,822 SF of common useable open area. The Project will also provide 16,500 SF of private open space and 3,948 SF of indoor common useable area, including a fitness center, a club room, a lobby lounge, and a WiFi café and lounge. In addition, the Project will provide approximately 15,549 SF of landscaped open area along the side setback areas with walking paths and benches; however, this area is not included in the calculation of common useable open area.

SummerHill requests that the City grant an exception under the Precise Plan to allow the 3,948 SF of indoor common useable areas to satisfy the City's criteria for common useable open area. While these indoor areas might not meet the technical definition of common useable open area, they serve the same purpose and reduce the need for outdoor useable open space.

With the inclusion of the 3,948 SF of indoor common useable area, the Project would provide approximately 33,770 SF of common area and open space, which exceeds the 30,100 SF of common useable open area that would be required for a 172-unit project. For 211 units, the Project would still provide more than 160 SF of common useable open area, which is more than 90% of the amount generally required. However, the density of the Project and the size of the building precludes the Project from providing 175 SF of common useable area per unit for 211 units. Therefore, SummerHill requests that the City reduce the amount of common useable open area required for the Project and approve the amount of common useable open area proposed.

The modifications requested above will not have an adverse impact on health, safety, or the physical environment, will not have an adverse impact on any real property that is listed in the California Register of Historical Places, and will not be contrary to state or federal law. The proposed modifications are similar to zoning standards applied elsewhere in the City, and the Project will be compatible with buildings and uses along the El Camino Real corridor.

In addition to the development standards identified above, SummerHill may identify additional waivers or reductions of development standards that are required to allow the construction of the Project, based on comments received from the City during the review process.

Parking Requirements

The State Density Bonus Law allows SummerHill to meet the City's parking requirements with tandem parking. (Gov. Code § 65915, subd. (p)(4).) The Precise Plan requires the Project to provide 277 parking spaces for residential use, including 42 spaces reserved for guests. Pursuant to the State Density Bonus Law, SummerHill requests that the City allow 33 of the required spaces to be tandem spaces. All 33 of the tandem spaces will be assigned to residents or employees, not guests, and each tandem space and the parking space behind it will be assigned to a single unit to minimize parking conflicts.

Please let me know if you need any additional information to process this density bonus application. We look forward to working with you to provide additional affordable housing for the City.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Ebrahimi", with a long horizontal flourish extending to the right.

Kevin Ebrahimi
Vice President of Development

Diana Pancholi
April 13, 2017
Attachment

**Application for Density Bonus for Residential Apartment Project (Revised)
2700 W. El Camino Real, Mountain View (206-16-PCZA & 303-16-PM)**

Waiver Request Summary

	El Camino Real Precise Plan	Proposed	Waiver Request
Maximum "Tier 1" FAR	1.85 FAR (184,079 SF residential)	2.27 FAR (225,390 SF residential)	Additional 0.43 FAR (41,311 SF)
Maximum "Tier 1" Height	4 Stories/55 feet	5 stories/65 feet	Additional 1 story/10 feet
Common Useable Open Area	36,925 SF	33,770 SF (with exception)	8.5% Reduction (3,155 SF)