

Appendix F:

Bonus FAR Review Guidelines (Amended December 12, 2017)

The purpose of the North Bayshore Precise Plan Bonus FAR Review Guidelines (“Guidelines”) is to provide criteria for how new North Bayshore development can qualify for Bonus Floor Area Ratio (FAR). Bonus FAR helps implement the City’s 2030 General Plan goals and policies for the North Bayshore Change Area and the intent and principles of the North Bayshore Precise Plan. These Guidelines are adopted pursuant to the City’s North Bayshore Precise Plan.

Effective Date

The City of Mountain View North Bayshore Precise Plan Bonus FAR Review Guidelines shall become effective concurrent with the effective date of the North Bayshore Precise Plan, as amended.

GENERAL REQUIREMENTS

A. Applicability

1. The Guidelines shall apply to any net new office development within the North Bayshore Precise Plan area over 0.45 FAR requesting a Bonus FAR.
2. The amount and type of requested Bonus FAR shall comply with provisions listed within the North Bayshore Precise Plan.

B. Application Submittal Timeline

1. To be considered for review under these Guidelines, applications shall be considered by the City Council at public meetings scheduled in either April or October of any year. Specific meeting dates and times are subject to change based on a recommendation from the City Manager.
2. Application materials shall be submitted to the Community Development Department at least 30 days prior to the scheduled City Council meeting on this matter.
3. For Bonus FAR applications deemed eligible to apply for a planning permit on May 5, 2015, Applicant shall submit said planning application, including any required Master Plan application, or a request for an extension, no later than December 1, 2018.

C. Application Materials

1. Applicant's proposal must describe how the requested Bonus FAR projects implement the Precise Plan's guiding principles (Create Distinct Areas within North Bayshore; Enhance Ecosystems and Habitat; Improve Transportation Connections to North Bayshore; Expand and Improve Open Space; Create Walkable, Human-Scaled Blocks; Concentrate Growth to Support Transit; Make the Area Highly Sustainable; Promote Transit, Biking, and Walking; Construct Buildings that Support Public Areas; Minimize the Potential Consequences of Sea Level Rise; Promote Economic Diversity; and Promote Retail, Entertainment, and the Arts).
2. Applicants can propose compliance with the Bonus FAR request through text, maps, graphics, or other presentation materials. Copies of all materials shall be submitted with the application package.

D. Review Process

1. The City Council shall determine which proposals qualify for Bonus FAR. The City Council shall review all submitted applications at the same time at the determined public hearing date.
2. Once the 3.6 million square feet of net new commercial office building area analyzed by the General Plan EIR and Precise Plan EIR has been either qualified for a Bonus FAR or reduced from other North Bayshore development requests, then no additional Bonus FAR requests or other North Bayshore development may be granted or entitled until additional building area capacity is authorized by further CEQA analysis.
3. Applications deemed by the City Council as qualifying for Bonus FAR may proceed through the City's development review process based on their qualified FAR amount. The City Council may qualify applicants for some or all of the requested Bonus FAR amount.

E. Post-Review Process

1. If Bonus FAR development projects are substantially modified from the original qualifying Bonus FAR request, either by project scope or FAR amount, then the request shall return to the City Council for review and requalification. In considering a request for requalification, the City Council may use the qualifying criteria listed below. An applicant shall submit a planning application or request an extension for the Bonus FAR request no later than two years from the date City Council grants requalification.

F. Qualifying Criteria

1. The City Council may consider the following criteria in evaluating Bonus FAR applications, including but not limited to:

- ◆ How the proposal meets the Precise Plan's vision and guiding principles, including each of the Precise Plan's Character Area goals and objectives and the Plan's strategies for new residential uses in North Bayshore;
- ◆ The number of vehicle trips associated with development and proposed improvements to implement the CIP Action Plan, and the effect on trip cap and roadway performance;
- ◆ Size/scope of habitat enhancements;
- ◆ Small business preservation and enhancements;
- ◆ Non-auto transportation improvements and performance;
- ◆ Enhanced community benefits;
- ◆ District-wide improvements, which could include transportation, habitat, or utility projects in collaboration with different companies;
- ◆ Phasing of proposed improvements and development;
- ◆ Impacts to staff resources; and
- ◆ The quality and thoroughness of submitted application materials.