

May 9, 2016

Rebecca Shapiro
Senior Planner, Planning Division
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Subject: 1701 W. El Camino Real Density Bonus Request

Dear Rebecca,

We are pleased to submit our revised application for a Planned Community Permit to construct a 67-unit affordable, rental housing development at 1701 West El Camino Real. The property presents a tremendous opportunity to provide much needed, affordable housing in the City of Mountain View as expressed in the City's Housing Element and General Plan. Our proposal is to provide over half of the rental units to extremely low income households (30% AMI) with the balance for low income households at 60% AMI and below. In the current environment where it is extremely challenging to find funding to build affordable housing, we greatly appreciate the low interest loan commitments that have been awarded to the Project at the state and local level. As a condition of these commitments, the Project's affordability levels will be regulated for at least fifty-five years thereby ensuring that these rental units will remain affordable for the long term.

Per the El Camino Real Precise Plan (ECR PP), a Maximum Floor Area Ratio (FAR) is required while there is no required maximum density. Based on our commitment to provide 100% of the units as affordable, we are requesting a density bonus for the Project under the State Density Bonus Law. Since there is no required maximum density per the ECR PP, we are requesting that the density bonus be applied to the FAR for the Project. The maximum FAR in the Tier 1 Medium-Intensity Corridor is 1.85 per the ECR PP. While the State Density Bonus allows for a not to exceed 35% increase above the maximum allowable residential density, the Project proposes an increased FAR of 2.31, which is only a 25% overall increase.

As we have discussed, a project that qualifies under the Density Bonus Law is entitled to more than just the additional density. Applicants may request a waiver of development standards that would have the effect of physically precluding the construction of the Project at the density/FAR requested. The following waivers are requested to aid the Project in accommodating 67 residential, rental units on a small, irregularly-shaped site. Because each would otherwise physically preclude development of the Project, they are requests for waivers.

We are requesting the following four waivers from the development standards:

Modification 1. Building Height

The El Camino Precise Plan (ECR PP) calls for a four story height maximum in the Tier 1 Medium-Intensity Corridor. The proposed fifth story will house 8 of the 67 residential units proposed. The fifth story is set back another 10' from the fourth floor on both El Camino Real and Rich Avenue street fronts, applying principles from the Precise Plan for five story buildings. The application of the existing ECR PP height limits would physically preclude the Project at the FAR requested by eliminating the fifth floor of the building and the 8 units provided so the requested waiver is necessary to physically construct the Project.



Modification 2. Rear Setback Encroachment

The ECR PP calls for a 25' rear setback adjacent to a residentially zoned parcel and wall plates that are not higher than the distance to a residentially zoned property. The modification requested would allow for an encroachment of up to 1'-2" on the ground floor rear setback. Upper floor encroachments are illustrated in setback diagram A6.1 and the individual floor setback diagrams attached to this request letter. The application of the existing ECR PP rear setback requirements would physically preclude the Project at the FAR requested by eliminating 8 rental units, the 4th floor deck and major portions of the largest 5th floor deck and indoor lounge area so the requested waiver is necessary to physically construct the Project.

Modification 3. Side Setback Encroachment

The ECR PP calls for a 15' side setback. The modification requested is for a 10'-15' side setback as there are portions of the west side setback (adjacent to the retail buildings) that are proposed at 10'. As shown in the individual floor setback diagrams, the application of the existing ECR PP side setback requirements would physically preclude the Project at the FAR requested by making the trash enclosure and maintenance area not usable and eliminating a portion of 5 rental units making the interior space not usable so the requested waiver is necessary to physically construct the Project.

Modification 4. Usable Open Space

The ECR PP calls for common usable open area of 175 square feet per unit, which would total 11,725 square feet. Due to the increased Project density and irregularly shaped site, available open space area is limited. The Project does provide 8,139 square feet of usable open space, which includes open space on the ground level as well as three upper story roof decks. Per our state funding requirements, the Project will also include an indoor, shared, community center with a community gathering space as well as management and services offices. The application of the existing ECR PP usable open space requirements would physically preclude the Project at the FAR requested by eliminating at least 6 rental units, stair and elevator access and other common area space on the fifth floor so the requested waiver is necessary to physically construct the Project.

If you have any questions, please do not hesitate to contact me at (650) 321-9709 ext. 13.

Sincerely,

Candice Gonzalez
President

Attachments:

- 1st and 2nd floor setback diagram
- 3rd and 4th floor setback diagram
- 5th floor setback diagram
- Building setback diagram A6.1

LEGEND
 SETBACK ZONE



2
A1.1 **SECOND FLOOR PLAN**
 SCALE: 1/32" = 1'-0"



2
A1.1 **FIRST FLOOR PLAN**
 SCALE: 1/32" = 1'-0"

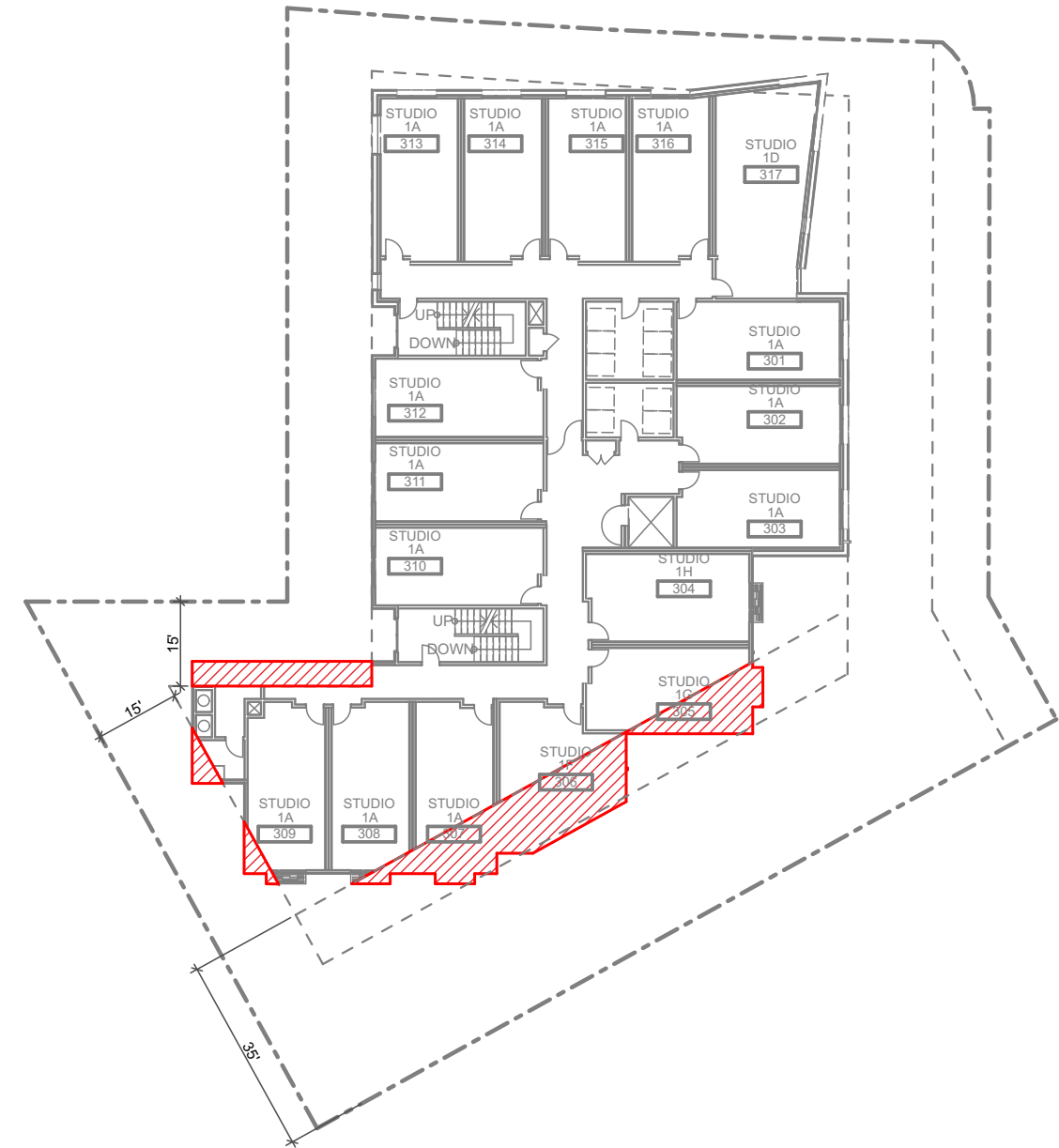
1701 EL CAMINO REAL | SETBACK PLAN DIAGRAM

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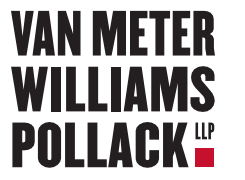
2
A1.2 **FOURTH FLOOR PLAN**
SCALE: 1/32" = 1'-0"



1
A1.2 **THIRD FLOOR PLAN**
SCALE: 1/32" = 1'-0"

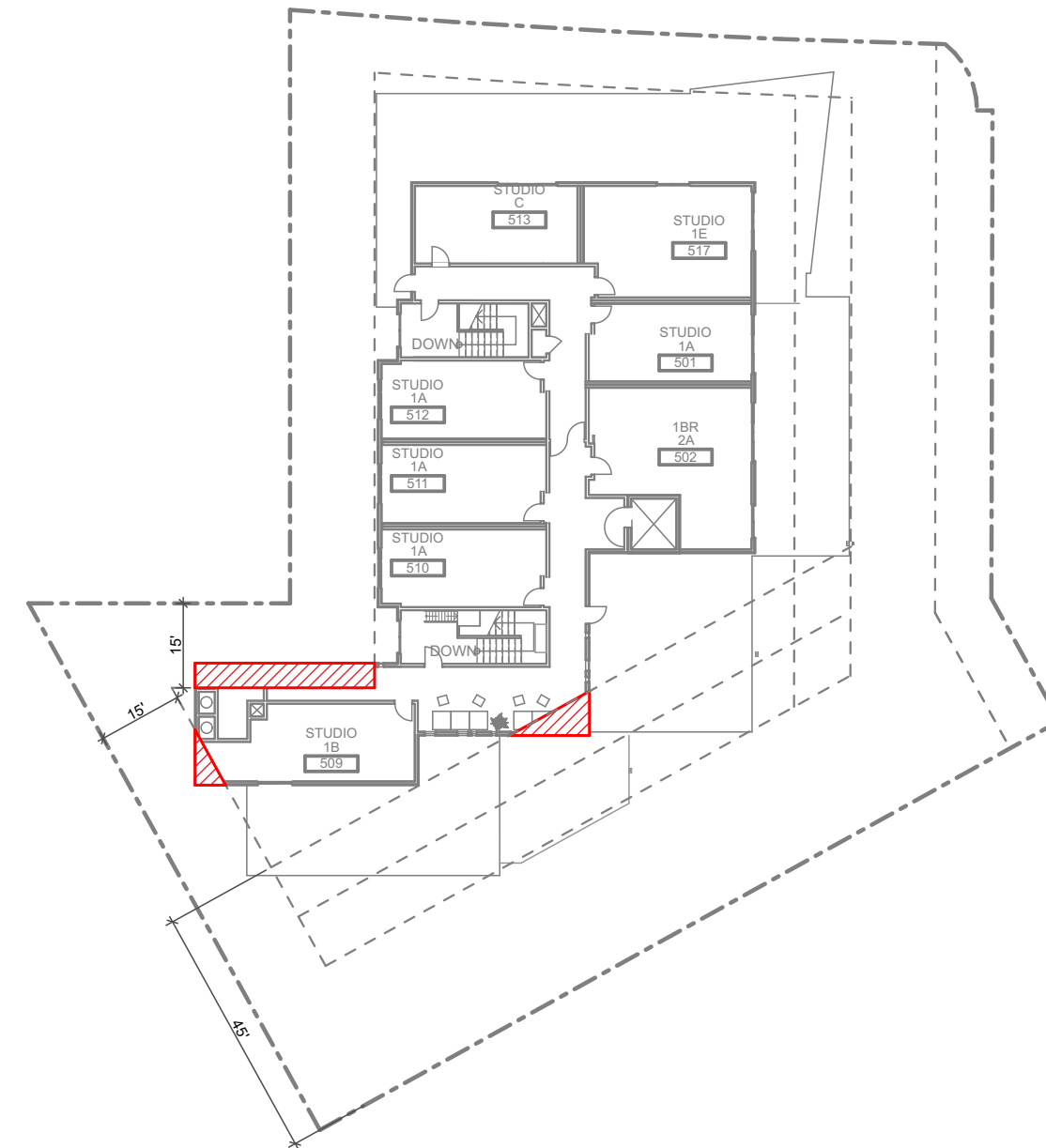
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 SETBACK ZONE



1
A1.3

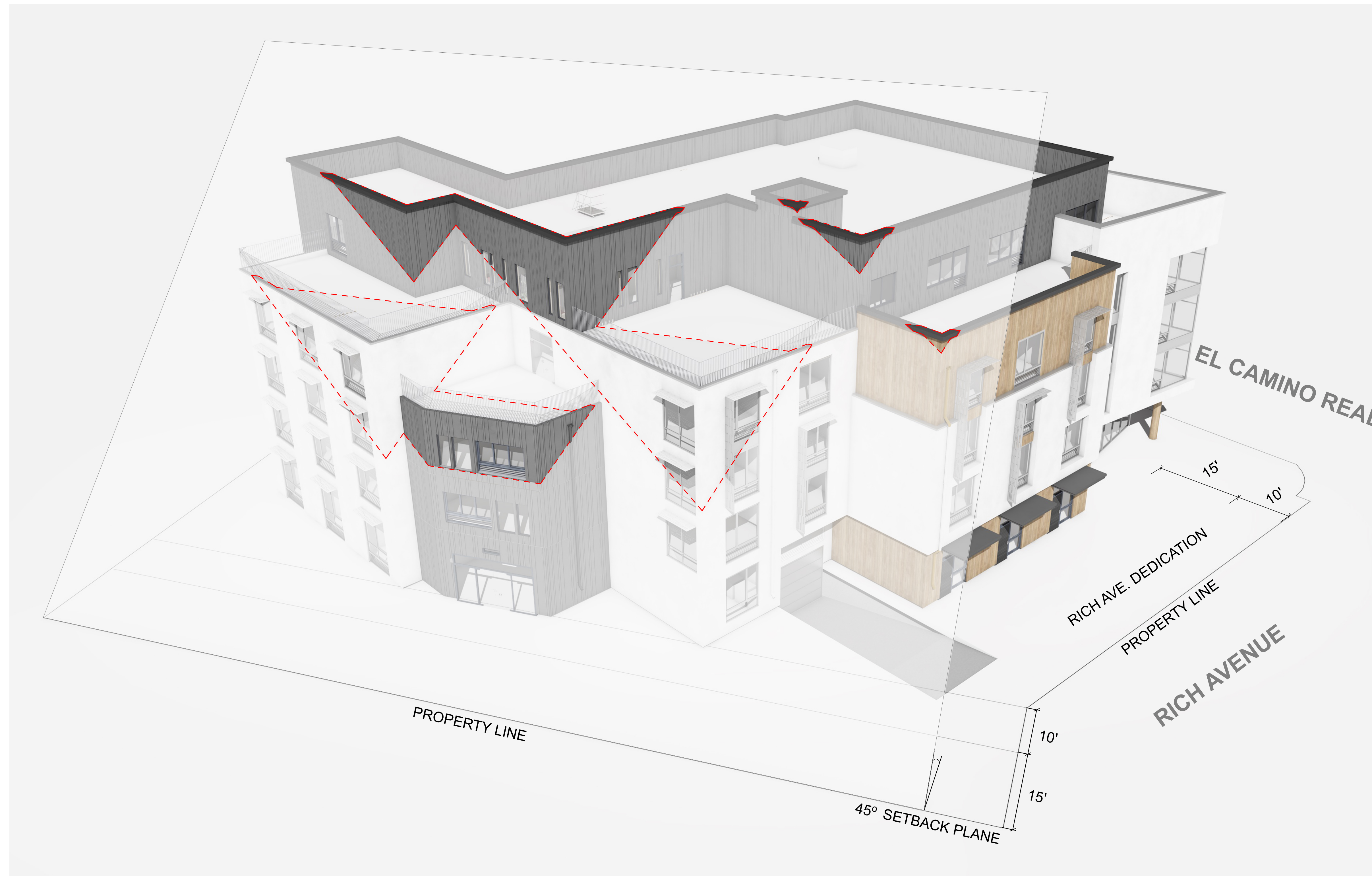
FIFTH FLOOR PLAN

SCALE: 1/32" = 1'-0"

1701 EL CAMINO REAL | SETBACK PLAN DIAGRAM

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AREAS SHOWN DASHED
DO NOT FALL WITHIN 45°
SETBACK PLANE



1
A6.1 SETBACK COMPLIANCE

1701 EL CAMINO REAL | A6.1 SETBACK DIAGRAM

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