

## 1998 & 2024 Montecito Ave Density Bonus Summary

NAME	City of Mountain View	1998 & 2024 Montecito Avenue	: PROJECT
ADD	Planning Department	Mountain View, CA 94041	NAME &
PHONE:	500 Castro Street-PO Box 7540		ADDRESS
	Mountain View, CA 94039-7540	APN: 150-02-023 & 024	
ATTN:	Planning Department	Planning Permit Number:	: BUILDING
	Eric B. Anderson, AICP	507-13-PUD & 426-14-TM	PERMIT
	<a href="mailto:Anderson@MountainView.gov">Anderson@MountainView.gov</a>		NUMBER
	650.903.6306 Fax.962.850		
FROM:	Submitted by:	Hanford Capital Inc.	:APPLICANT
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ATTACH:	Drawing Sets: Architectural/Civil/Landscape/Survey	03-24-2015	:DATE

### RE: 1998-2024 Montecito Avenue-17 units-Side Entry Underground Parking-Density Bonus Summary:

We at Environmental Innovations in Design are happy to be working with City Planning & Engineering Staff to create a Residential Townhouse community at 1998 – 2024 Montecito Avenue intended to provide much needed housing to a demographic that requires more affordably priced homes. Designing small 2-story and 3-story townhouses allows the neighborhood to accommodate first time home buyers, students, empty nesters, and generally offer the potential for more affordably priced homes in a pedestrian friendly setting. These homes present an exciting opportunity for new, highly energy efficient, code compliant, sustainably constructed residences in harmony with many important interests expressed by the City in its General Plan and Housing Element. Our proposal for a residential use is made consistent with the present City R3 zoning in a planned development setting.

As part of our formal application for entitlements, we have submitted a request for a density bonus consistent with the direction discussed with staff throughout preliminary planning and DRC reviews with City Planning Staff, during which it was deemed appropriate to submit our proposal including this request via the density bonus provisions of State Law and the parallel components contained in the Mountain View City Code and inclusionary housing policies. As part of our formal application for entitlements, we submitted a request for a density bonus on October 01, 2014. To summarize here, the purpose of this letter is to confirm our request and to provide some additional information related to the requested waiver, which is a small adjustment of one development criterion, site coverage.

As outlined in the previous density bonus letter, a project that qualifies under the State Density Bonus Law is entitled to more than just the additional density.

(Per the Housing Element, Table B-6, our base density computes to 15.88 which rounds to 15 units. Per the Density Bonus, we are providing (6%=1) one unit at very low income level, thus we are eligible to increase our density by (22.5%=3) for a total of 18 units, and we are requesting only two additional homes for a total of 17 townhomes). First, applicants may request between one and three incentives or concessions, depending on the number and type of affordable units provided. Second, applicants may request a waiver of development standards that would have the effect of physically precluding the construction of the project at the densities or with the incentives requested. Third, an applicant may take advantage of parking ratios set by the statute. We are not requesting any incentives or concessions, although our project qualifies for at least one, as we are providing one inclusionary housing townhouse residence to residents at “**very low income level**” (as compared to median income) per City Ord. 3614. We are requesting one waiver for the City R3 development standards in the form of a 3.9% increase in site coverage as listed

in our Project Data Summary #2 table on A0.0. Standard site coverage allows 35% which equals 14,117 sqft, and we are requesting only 38.9% equaling 15,687 sqft. total, this is a minor addition of 1,570 sqft.

The Density Bonus Law, as amended, allows the denial of a requested waiver that would physically preclude a qualifying project only if the city finds that the waiver “would have a specific, adverse impact...upon health, safety, or the physical environment”, would impact a property listed in the California Register of Historical Resources, or would be contrary to state or federal law. Absent such a finding based on substantial evidence, requested waivers must be granted. The law recognizes that development standards, such as height limits, setbacks, or floor area ratios, often reflect the allowed density and that strict application of these standards would frustrate the ability to take advantage of the bonus. For that reason, there are no limits on the number of waivers that may be sought. Further, determining whether a development standard would physically preclude a project requires looking at the project as proposed, which may include amenities. For example, the court upheld the waiver of development standards that were necessary only for project amenities. The interests of Environmental Innovations in Design and the City of Mountain View are aligned on this point, as we want to provide the highest quality, energy efficient, affordable residences, and neighborhood quality amenities to future home owners.

The site coverage waiver of 1,570 sqft that we are requesting is necessary in order achieve our goal of offering additional homes to the neighborhood at the most affordable, environmentally friendly manner, and with parking per full city standards as we are proposing underground parking to facilitate the greatest possible landscape and tree planting open area and pedestrian friendly townhouse neighborhood at grade. Smaller homes designed according to the City's guidelines allow for the optimal residential ownership design as the townhouse style of architecture planned around a common open space, park like setting fosters a community atmosphere while allowing each residence the benefits of private yard area and a “roof of their own”. We have worked diligently with city staff to adhere to all of the standard Mountain View setback, F.A.R., height limit, open space, parking, and accessibility guidelines. This small increase in site coverage will account for the area required by the ground floor “footprint” of the elevator lobby and stairwells required to access the below grade parking, and approximately 2/3 of the covered front porches arranged around the common garden & seating areas. Too strict an application of development standards would thus physically preclude the project design so we are requesting this one waiver. Additionally, to the extent that the front porches, gardens, park, and community areas are amenities, the court, under the Wollmer decision, clarified that development standards must be waived even if such waiver is only necessary for amenities.

To illustrate the reason for this request, we have attached in the submittal drawing sets A0.5C, A1.0, and A1.1 showing the high level of pedestrian oriented, tree lined, sustainably designed, and affordably sized townhouse residences enabled by providing the underground parking. The necessity for the stairs, and elevator lobby, and the great importance of the porches to pedestrian circulation to and from this parking and the residents' front porch entries can be seen in these views; while overall, the percentage of increased area requested by this waiver can be seen to be very small.

We look forward to moving forward with City Planning & Engineering Staff per our recent DRC approval and completing entitlements for this exciting, highly sustainable, neighborhood design.

Respectfully submitted,



Stuart Welte, AIA, ICC, LEED ap, CPHC, Principal Architect



## 1998 & 2024 Montecito Ave Inclusionary Housing Designation

NAME ADD PHONE:	City of Mountain View Planning Department 500 Castro Street-PO Box 7540 Mountain View, CA 94039-7540	1998 & 2024 Montecito Avenue Mountain View, CA 94041  APN: 150-02-023 & 024	: PROJECT NAME & ADDRESS
ATTN:	Planning Department Eric B. Anderson, AICP <a href="mailto:Anderson@MountainView.gov">Anderson@MountainView.gov</a> 650.903.6306 Fax.962.850	Planning Permit Number: 507-13-PUD & 426-14-TM	: BUILDING PERMIT NUMBER
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ATTACH:	Drawing Sets: Submitted previously on 03-24-15	04-08-2015	:DATE

### RE: 1998-2024 Montecito Avenue-Inclusionary Housing Designation:

This letter is intended to document recent discussions with City Community Development Project Planner, Eric Anderson, Administrative & Neighborhood Services Mgr. Linda Lauzze, and Zoning Administrator, Gerry Beaudin detailing the Inclusionary Housing Townhouse lot and unit designation. As described in our previously submitted Inclusionary Housing letter dated 03-24-2015, we are proposing seventeen new, three and four bedroom townhomes totaling 30,351 sqft.. The average townhouse size is thus approx. 1,785 sqft. Per our discussions with the above City Planners/Administrators, we understand that it is beneficial for new communities to provide affordable housing according to standards derived from an average of the various types of housing offered in the community, and that can be flexible and suitable for families. The Montecito Townhouse community is thereby offering one Unit Type 6 as the inclusionary unit as this is a four bedroom, three story, 1,850 sqft. townhouse accompanied by a sizable private yard area and shares equally in all of the community amenities. Previously submitted drawings A0.5C, A1.0, and A1.1 illustrate the possible locations for this unit, and the final lot number for this inclusionary townhouse shall be determined at the time of project closeout.

We look forward to moving forward with City Planning & Engineering Staff per our recent DRC approval and completing entitlements for this exciting, highly sustainable, neighborhood design.

Respectfully submitted,



Stuart Welte, AIA, ICC, LEED ap, CPHC, Principal Architect