



## DENSITY BONUS LETTER

LEGEND COLONY, LLC, a California limited liability company (“Applicant”) is providing this letter with regard to that 20-unit rowhouse development (all of which units will be offered to the public for purchase) located at 828, 834 and 836 Sierra Vista Avenue and 1975 and 1979 Colony Street (the “Project”) in the City of Mountain View (the “City”).

This letter is written to comply with the City’s Density Bonus Program Guidelines, adopted by the Community Development Director pursuant to Section 36.48.70(k) of the City of Mountain View municipal code (the “City Code”) and the State of California Government Code Section 65915, *et seq.* (the “State Density Bonus Law”).

### **1. Project summary table**

SITE DESCRIPTION	Zoning: R3-2 General Plan: Medium Density Residential APNs: 153-04-001, 153-04-017, 153-04-018, 153-04-019
PROJECT UNITS	The number of total units at the Project (“ <u>Project Units</u> ”) proposed by Applicant is <b><u>twenty (20) Project Units</u></b> .
BASE UNITS	<i>Density Calculations Where Density Is In Dwelling Units.</i> In districts where a dwelling unit per acre density standard is defined, the base units equal the maximum allowable residential density or the project units, whichever is smaller [City Code Section 38.48.75(j)]. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail [City Code Section 38.48.70(g)]. <ul style="list-style-type: none"><li>• The Project is located in a R3-2 zoning district, for which the Mountain View 2030 General Plan (the “<u>General Plan</u>”) defines a maximum density of 25 dwelling units per acre.</li><li>• The Project is located on a 42,624 square foot site (after the sidewalk dedication). As such, the maximum density calculation under the General Plan is as follows:</li></ul>

	<p><i>base units = 25 * 0.97 = 24.25, which is rounded up to 25</i></p> <ul style="list-style-type: none"> <li>The number of Project Units being proposed by Applicant is 20, which is less than 25. As such, the number of Project Units should be used as the number of base units (also referred to as “total units” in State Density Bonus Law, “<u>Base Units</u>”) and as such, the Project is deemed to have <b><u>twenty (20) Base Units</u></b>.</li> </ul> <p><i>Density Calculation Where Density Is In Floor Area.</i> The density standard based on floor area is only used in districts where no dwelling unit per acre standard is defined. Such method of calculation does not apply here where the dwelling unit per acre density standard set forth by the General Plan would instead be used.</p>				
AFFORDABLE UNITS	<p>Applicant intends to offer <b><u>four (4) moderate-income household units</u></b> (i.e., units offered to persons and families with incomes between 80% and 120% of median income). (Note that Applicant intends to also offer one (1) above-moderate-income household unit in compliance with the City’s BMR requirements.)</p> <p><b>The Project qualifies for certain waivers, incentives and reduced parking ratios under State Density Bonus Law because at least 10% of the Base Units at the Project are moderate-income-units (4 out of 20 units = 20%) and all units at the Project will be offered to the public for purchase.</b></p>				
UNIT MIX	<p>The Project will have the following unit mix:</p> <table> <tr> <td>12 units</td> <td>3 bedrooms per unit</td> </tr> <tr> <td>8 units</td> <td>4 bedrooms per unit</td> </tr> </table>	12 units	3 bedrooms per unit	8 units	4 bedrooms per unit
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PARKING SPACES	<p>The Project will have <b><u>43 parking spaces</u></b>, of which 3 spaces will be allocated for guest parking (see #5 below regarding parking ratio required under State Density Bonus Law based on the above unit mix).</p>				

2. **Site Plan.** Applicant has submitted or will submit a tentative map and/or preliminary site plan, drawn to scale, showing the number and location of all proposed units, designating the location of proposed affordable units.

3. **Waivers.** Applicant requests a waiver from the allowable site coverage of 35% (14,918 sq ft) to accommodate the proposed site coverage of 38.49% (16,407 sq ft) including porches. A lower site coverage would necessitate a significant reduction in the number of dwelling units,

making it impossible to meet the Project's density goals. In other words, reducing site coverage to 35% would physically prevent the project from building the 20 Project Units that would include the 5 affordable units described above. The proposed site coverage of 38.49% is necessary for building the Project at the permitted density and fulfilling the Project's commitment to providing affordable housing.

Applicant reserves the right to propose at a later date any other waivers of any City development standard(s) that would physically preclude the Project from being built at the permitted density.

**4. Incentives/Concessions.** At least two (2) incentives or concessions are to be granted to developments in which at least 20% of the total units are for households whose gross income is between 80%-120% of the median household income. Here, 20% of the total units at the Project will be moderate-income units satisfying the requirement for eligibility of two (2) incentives and/or concessions. Applicant reserves the right to specify at a later date the specific incentives and/or concessions that the Project is requesting. Other than the incentives and/or concessions to be requested by Applicant at a later date, Applicant does not believe any additional concessions/incentives are necessary to ensure the economic feasibility of the Project.

**5. Parking Requirements.** The Project is eligible for reduced parking requirements under State Density Bonus Law (rather than being required to comply with the Mountain View parking requirements under Section 36.32.50 of the City Code). Under State Density Bonus Law, the Project is required to have 1.5 spaces for each 3-bedroom unit and 2.5 spaces for each 4-bedroom unit. Based on the twelve (12) 3-bedroom units and the eight (8) x 4-bedroom units anticipated at the Project, Applicant is required to have 38 parking spaces total (inclusive of guest and handicap parking spaces) based on the following calculation:

$$(12 \text{ 3BR units} \times 1.5 \text{ spaces/unit}) + (8 \text{ 4BR units} \times 2.5 \text{ spaces/unit}) = 38 \text{ parking spaces}$$

For clarity, the Project will have 43 parking spaces, which is greater than the minimum number of parking spaces required under State Density Bonus Law.

**6. General Plan.** As requested by the City of Mountain View Community Development Department Planning Division letter dated March 29, 2024, Applicant is attaching hereto as Attachment A information indicating why the Project would not be a hazard or nuisance to the city at large or establish a use or development inconsistent with the goals and policies of the General Plan.

## Attachment A

The proposed 20-unit rowhouse project is fully consistent with the Mountain View General Plan's designation for Medium-Density Residential.

- Land Use: Rowhouses are allowed as a permitted land use within this designation.
- Density: The project's density of 20 dwelling units per acre falls comfortably within the General Plan's range of 13-25 dwelling units per acre. This density is appropriate for this site due to proximity to transit and existing development patterns.
- Height: The proposed three-story building height complies with the General Plan's height guideline for Medium-Density Residential.
- Residential Character: The project's architectural design incorporates a Modern Farmhouse aesthetic with Stone columns, wood corbels and kickers, metal roofs, individual color schemes per unit, and pleasing landscaping that provides visual screening. The project's scale and massing are compatible with the existing built environment, with building heights that are sensitive to the scale of adjacent single-family homes. All of this contributes to a desirable residential character and is compatible with the surrounding neighborhood.
- General Plan Goals: The project supports the General Plan's goals of:
  - Providing a diverse range of housing options: By offering rowhouse living, the project contributes to the city's goal of increasing housing choices for residents.
  - Promoting infill development: Developing this site with a medium-density residential project supports the General Plan's objective of utilizing existing urban areas for new housing.
  - Encouraging transit-oriented development: The project's location near the Rengstorff & Old Middlefield bus stop, which is a five-minute walk, encourages residents to utilize public transportation, aligning with the General Plan's transportation goals.

The project has been carefully designed to minimize potential impacts on traffic, parking, and other community resources. Sufficient parking is provided for each unit with two parking spaces for each unit. There are three guest parking spaces. The entrance to the private drive along Sierra Vista Ave is the furthest away from both intersections with Colony St and with Old Middlefield Way.

This project demonstrates a strong commitment to the principles of the Mountain View General Plan and will be a valuable addition to the community.