

WTA Middlefield, LLC  
C/O Diamond Development  
PO Box 477  
Lafayette, California 94549

## MEMORANDUM

Date: January 9, 2026  
To: Jeffrey Tsumura, Senior Planner, City of Mountain View  
Jeffrey.Tsumura@mountainview.gov  
From: Brian Griggs – brian@griggsgroup.com  
CC: Jeff Stone - jbstone@diamondconstructioninc.com  
Andrew Jacobson – andrew@asjacobson.com  
Vaughan Clarke - vclarke@diamondconstructioninc.com  
Re: State Density Bonus Application-490 E. Middlefield Road, Mountain View, CA

Thank you for the continued help with our 460-unit apartment project (“Project”) as we move towards formal review by the EPC, ZA and City Council. This memorandum outlines our *updated* Density Bonus application which pursuant to the California State Density Bonus Law (Sec. 65915) (“SDBL”) allows (i) an increase in density (ii) waiver(s) of Development Standard(s), and (iii) concessions/incentives. The SDBL was adopted to encourage cities to offer bonuses and incentives to housing developers to “contribute significantly to the economic feasibility of lower income housing in proposed housing developments”.

We are proposing to provide the City’s required 15% below market rate (“BMR”) units at the average AMI of 65% with two income levels. This 15% qualifies us for a 27.5% density bonus under the SDBL in addition to waivers of Development Standards and one (1) concession/incentive. Specifically, for 490 East Middlefield, 361 base units are proposed which equates to a 2.41 FAR. We will provide 15% (55) of the 361 base units as BMR units with 29 BMR units at 50% AMI, and 26 BMR units at 80% AMI. By providing 8% of the base units at 50% AMI, SDBL allows a 27.5% density bonus which equates to 100 additional bonus units bringing the total maximum allowed project size to 461 units (although we are proposing 460 units).

Under the SDBL 65915(e)(1), the City is required to waive or reduce development standards if required to physically construct the project unless it makes specific findings that any such proposal will cause a public health or safety problem, an environmental problem, harm to historical property, or otherwise violates the law. Granting these waivers will allow the Project to maximize housing production in line with State mandates.

The list of requested Waivers is outlined as follows:

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<b><u>EWPP Standard or City Proposed Requirement</u></b>	<b><u>Project Proposal</u></b>	<b><u>SDBL Justification</u></b>
Paseo Dedication	Springing easement only	Full dedication would shift building and parking, and eliminating units
Bicycle Parking	358 vs. 516 required	Excess stalls displace living space and core systems, reducing unit yield
Common Open Space	30,490 sf vs. 55,200 sf	Full requirement would shrink building footprint, removing units
Private Balconies	Selective mix, not universal	Universal balconies disrupt efficiency and reduce yield
Ground-Level Height	14' vs. 15' required	Height shift reduces upper floor area and unit count
Public Utility Easement (PUE)	Provide 4 areas along frontage vs. continual PUE	A continual PUE would require modification to the project, as proposed

By providing at least 5% at the Very Low-Income level, the Project qualifies for one incentive/concession. This concession will be used to provide the 55 BMR units in slightly modified percentages to the overall building average percentages (62% studios vs. 50% average, 35% 1-Bedroom vs. 44% average, 4% 2-Bedroom vs. 6% average). This incentive/concession will provide identifiable, financially sufficient, and actual cost reductions for the Project and ensure the Project's financial viability.

Please let me know if you have any questions about the contents herein. We appreciate the City's partnership in ensuring this project meets both local and state housing goals.