

Concessions/Incentives/Waivers for Density Bonus Projects in Other Cities

City	Density Bonus Projects (Year Approved by the City)	Concessions/Waivers/Incentives Requested	Concessions/Waivers/Incentives Requested Granted
Los Gatos	First Phase of the North Forty Specific Plan (2017)	-Waivers to increase maximum height from 45' to 51' -Waiver for the definition for measuring Maximum Height to exclude the inclusion existing grade due to the topographical constraints in certain locations of the site. -Deviation from our Below Market Price Guidelines which require BMP units to be spread out, units to be similar in size, and for sale units when the rest of the project are for sale units.	Approved as requested following litigation
Campbell	St. Anton Development (2015)	-Concession to increase building height from 50' to 59'	Approved as requested
Campbell	Park View (2019)	-Concession to increase building height from 45' to 59' (one additional story) -Concession to reduce open space from 29,500 sf required to 14,414 sf	Approved as requested
Mountain View	2700 El Camino Real (2017)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	-Waiver to increase building height from 4 stories, 55' to 5 stories, 65' -Waiver to increase FAR from 1.85 to 2.27 -Waiver for reduce common usable open space from 175 sf/unit to 141 sf/unit
Mountain View	1313-1347 El Camino Real (2018)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	-Waiver to increase building height from 5 stories to 7 stories -Waiver to increase FAR from 10' step back at 5th floor to 8'6" step back at 6th floor
Mountain View	1701 W El Camino Real (2016)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	-Waiver to increase building height from 4 stories, 55' to 5 stories, slightly over 55' in limited areas -Waiver to reduce rear setback to go from 25' to 24' -Waiver to reduce side setback to go from 15' to 10' -Waiver to reduce common usable open space to go from 175 sf/unit to 120 sf/unit
Mountain View	400 San Antonio Rd (2016)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	-Waiver to increase building height from 5 stories to 7 stories -Waiver to reduce residential height transition from 10' step back at 5th floor to 8'6" step back at 6th floor -Waiver to reduce height frontage setback from 10' step back at 5th floor to 8'6" step back at 6th floor
Mountain View	828 and 836 Sierra Vista Ave, 1975 and 1979 Colony Street (2018)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	-Waiver to increase building coverage from 35% to 38.73%

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Mountain View	950 El Camino Real (2019)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	<ul style="list-style-type: none"> -Waiver to increase building height from 4 stories, 55' to 5 stories, over 55' in limited locations -Waiver to reduce side setback from 5' to 0'-4' -Waiver to reduce common usable open space from 175 sf/unit to 95 sf/unit -Waiver to reduce open space from 40% minimum to 32% -Waiver to increase automobile paving coverage from 20% maximum to 42%
Mountain View	2645-2655 Fayette Dr (2020)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	<ul style="list-style-type: none"> -Concession to reduce BMR unit size to go from 5 two-three bedroom BMR units to 5 one-bedroom BMR units -Waiver to increase FAR from 1.85 to 2.5 -Waiver to increase building height from 55' to 75' -Waiver to reduce residential height transition to not provide 10' residential step back in certain areas where additional height was permitted -Waiver to reduce height frontage setback to go from 10' step back at each façade for 80% of the building's linear frontage (for floors above 4 stories) to 6'6" step back at the 5th and 6th stories for one façade
Mountain View	1100 La Avenida (2021)	They do not have comprehensive records of early submittals so they cannot speak to what was originally requested	<ul style="list-style-type: none"> -Concession for build-to area to have use seatwalls, patios, and other elements to activate the corner rather than having the required 50% of the façade located within 50' of the corner -Concession to reduce personal storage from 164 cubic ft/unit to between 24-88 cubic ft/unit for 89 of the 100 units
Saratoga	Quito Village (2020)	<p>-Concession to waive the requirement in the Saratoga Municipal Code requiring mixed-use developments to have commercial uses on the ground floor abutting public streets. The project includes residential uses that front on both Cox Avenue and Paseo Presada which is why the concession was requested and approved.</p> <p>-Concession to waive the requirement in the Saratoga Municipal Code requiring a 15 front setback. The commercial building that fronts on Cox Avenue has a setback of six feet which is why the concession was requested and approved</p>	Approved as requested
Sunnyvale	Denny's Site Redevelopment (2018)	<ul style="list-style-type: none"> -Concession to increase building height from 50' to 65' -Concession to reduce minimum landscaping from 20% to 13.2% 	Approved as requested

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Sunnyvale	DSP 15 Affordable Housing Project (2020)	-Concession to increase minimum distance between buildings from 26' to 10-18' -Concession to increase maximum distance to solid waste enclosure from 150' to 250'	Approved as requested
Sunnyvale	St. Anton Project (2017)	-Concession to increase building height from 60' to 67' 4" -Concession to reduce minimum distance between buildings from 32' to 20' -Concession to reduce minimum parking from 201 spaces to 200 spaces -Concession to increase lot coverage from 35% to 39.4%	Approved as requested
Sunnyvale	Edwina Benner Plaza (2016)	-Concession to increase lot coverage from 40% to 55% -Concession to reduce usable open space from 380 sf/unit to 205 sf/unit -Concession to reduce minimum parking from 102 spaces to 87 spaces -Planned Development flexible standards: -Deviation for front setback from 25' to 20' -Deviation for side setback from 18' to 9' -Deviation for landscaped area from 375 sf to 179 sf	Approved as requested
Sunnyvale	16 Unit Development DSP (2020)	-Concession to reduce rear yard setback from 20' to 10'	Approved as requested
Sunnyvale	135 Unit Development (2021)	-Concession to reduce rear yard setback from 20' to 10' 5"	Approved as requested

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Sunnyvale	Orchard Garden Affordable Housing Project (Pending Approval)	<ul style="list-style-type: none"> -Concession to reduce front yard setback from 20' to 10-17' -Concession to increase lot coverage from 40% to 45% -Concession to increase solar shading from 10% to 30%+ -Concession to reduce usable open space from 380 sf/unit to 232 sf/unit -Waiver to reduce landscape buffer from 15' to 13-15' -Waiver to reduce parking lot shading from 50% to 34% -Waiver to reduce building separation from 35' to 32' 9" -Waiver to not underground utilities to allow transformer to be above ground as opposed to underground or in the building -Waiver to reduce landscaping per unit from 375 sf/unit to 248 sf/unit 	Pending approval
Palo Alto	441 Page Mill (2015)	There were substantial changes to the design from the original proposal – the concessions ultimately seemed as though they didn't change, but the applicant reduced their commercial FAR, increased the housing FAR and provided 16 units, 5 of which were affordable instead of 10 units, 3 of which were affordable.	<ul style="list-style-type: none"> -Incentive to increase FAR from 1:1 to 1.31:1 -Incentive to increase lot coverage from 50% to 69% -Incentive to increase building height from 35' maximum to 40' for tower feature and 37' for remaining areas where 35' was required