

EXCEPTIONAL PUBLIC BENEFITS

Excerpts from Village Specific Plan, Chapters V and VI (approved August 6, 2012)

A variety of development incentives will encourage property owners to include project components that would benefit the community and would not otherwise be included in a development proposal or required by traditional zoning. Provision of those Exceptional Public Benefits would be accompanied by bonus floor area above and beyond the allowed 1.00 baseline Floor Area Ratio.

The Village Specific Plan provides incentives of modest increases in FAR for the following Exceptional Public Benefits:

- o Creation or maintenance of a significant public view corridor;
- o Affordable Housing;
- o Public parking in excess of required parking;
- o Buildings that include exceptional sustainable features; and
- o Publicly accessible private plazas that enhance the public realm.

Designated Exceptional Public Benefits and Corresponding FAR Increase (VSP Table VI-4, page VI-30)

Exceptional Public Benefit (EPB)	Increase in allowable floor area or Floor Area Ratio (FAR)
Inclusion of a market-rate residential unit(s).	600 sq. ft. or .05 FAR per unit, whichever is lower.
Inclusion of a residential unit(s) that qualifies as affordable housing for a Low-Income household.	900 sq. ft. or .10 FAR per unit, whichever is lower.
Inclusion of a residential unit(s) that qualifies as affordable housing for a Very-Low-Income household.	1,200 sq. ft. or .15 FAR per unit, whichever is lower.
Inclusion of a residential unit(s) that qualifies as affordable housing for an Extremely Low-Income household.	1,500 sq. ft. or .20 FAR per unit, whichever is lower.
Inclusion of additional on-site parking spaces designated and available for use by the general public, as distinct from any on-site parking spaces required to meet the off-street parking requirements applicable to the property.	150 sq. ft. per parking space located in a non-enclosed (surface) parking lot, or 400 sq. ft. per parking space located in an enclosed parking structure.
Construction of a building utilizing sustainable design elements and/or construction material to achieve Platinum LEED, Tier 2 CAL Green Code or industry equivalent.	.10 FAR
Installation of an on-site public plaza of a minimum 625 sq. ft. in size.	625 sq. ft. or .20 FAR, whichever is lower.
Inclusion of a deed-restricted view corridor providing public views from the Camino del Mar right-of-way westward.	2.5 times the area of the designated public view corridor.
Notes: 1) Where an increase in floor area is expressed as a flat square footage figure, it shall be converted to a Floor Area Ratio figure for purposes of calculating the Floor Area Ratio of a project; 2) In no event shall the cumulative increase in FAR and/or the corresponding increase in square footage for a building site exceed .50 FAR.	

The above text is excerpted from the Village Specific Plan. For a complete discussion of Exceptional Public Benefits, strategies and regulations please see the adopted Village Specific Plan document located at: <http://www.delmar.ca.us/Government/Pages/VillageRevitalization.aspx>