

GREEN BUILDING PROGRAM INCENTIVES:

High performing projects that reach 90 points or more are eligible for **one** of the incentives outlined below (as long as the project does not demolish a cultural resource).

Project Type	Incentives	Details
Multifamily Residential Project (three or more units)	One (1) Additional Residential Unit	May be no larger than 700 square feet, no parking requirement.
	Common Space Transfer with Vegetated Roof	Roof may qualify as 100% of required common area if 50% of project (not occupied by mechanical equipment or access stairways) has a vegetated roof installed and maintained. Noise attenuation incorporated must be incorporated into design.
	Flexible Open Space Standards	<i>Private</i> open space may transfer to common open space requirements if 50% of all units provide 50 square feet minimum of private open space with 5 square feet in all directions. OR Project can divide all common open space to count as private open space requirements (does not apply to projects using courtyard design incentives).
	Side Setbacks Transfer as Open Space	Can be used to satisfy private or shared open space requirements. Noise attenuation must be incorporated into plans.
Commercial Project	0.1 FAR increase	May increase FAR of project by 0.1.
	Restaurant Parking reduction	New restaurant tenant spaces with less than 1,200 square feet may provide parking at the ratio of 3.5 parking spaces per 1,000 sq. ft. of parking. The parking ratio can be used to a maximum of 2,400 sq. ft. lot per project.
	Expedited Permit Processing for Building & Safety Division	Four week maximum response time for first submittal, two week response time for subsequent submittal(s), and preferential Planning Commission scheduling.
	50% Parking Reduction	Applies to projects with a lot size of 40 feet or less in width with alley access.
Mixed-Use Project	See the above.	May apply for one of the incentives from the multifamily or commercial list of incentives.