

SAN JUAN DISCOVERY PUD		DENSITY CALCULATIONS					PARKING CALCULATIONS				October 1, 2025	
Underlying Zoning	Underlying Acreage	Allowed Density (Ord. 3306 & 3323)	Allowed # of units		Proposed Density		Parking Recommended	Parking Proposed	Commercial: On-site parking spaces recommended	Mixed Use Residential: On-site parking spaces recommended	Parking total recommended:	
R-II	209,088 (6.1 ac - 1.3)	8 SFR / 40,000 sf	41	PHASE 1	8 detached SFR 8 ADUs 4 cottages		16 on-site 0 on site 4 on-site 0 street spaces	10 on-site 0 on-site 0 on-site 14 street spaces				
		+ 2 ADUs per unit	82 ADU	PHASE 2	4 detached SFR 16 zero-lot-line SFR 21 ADUs 4 cottages		8 on-site 32 on-site 0 on-site 4 on-site 0 street spaces	8 on-site 8 on-site 0 on-site 10 on-site 23 street spaces				
			41 + 82 ADU	Total	36 SFR + 29 ADU							
R-III	191,664 (5.7 ac - 1.3)	16 / 40,000 sf	76	PHASE 2	16-unit cottage condo 4 live-work units Farm Phase 2: 20 units		16 on-site 4 on-site 5 on-site	16 on-site 8 street spaces 5 on-site	5 farmworkers = 5 on-site			
							RECOMMENDED RESIDENTIAL 89 total	PROPOSED RESIDENTIAL 102 total				
				PHASE 3	Peace Hill Common Bldg 7: 45 apt.		55 on-site + drop off	35 street spaces --> 47 garage + 8 credit (PHC) + drop off	Peace Hill Common (PHC): Bldg1: (9); Bldg 2: (8); Bldg 3: (10); Bldg 9: (4); Bldg 10: (4)** Retail 9549 sf 1/400 = 23 (4833 Bsmt, 4716 main flr)	staff + residents = 32* * Care Center (incl Clinic): 1/staff = 9 spaces + drop off	=55	
				PHASE 4	Bldg 9: 4 live-work Bldg 10: 4 live-work		4 on-site 4 on-site	4 street PHC** 4 street PHC**	(4 credit used for Bldg 7) (4 credit used for Bldg 7)	45 apts. @ 0.5/unit = 23 spaces; Total for staff & residents = 32 spaces		
				Total	73 units							
CI - MU	43,560 (1 acre)	80 / 40,000 sf	87	PHASE 5	Bldg 1: 8 apt.		18 on-site	9 street PHC**	Retail 4200 sf 1/400 = 10	8 apartments = 8 spaces	=18	
				PHASE 5	Bldg 2: 6 apt.		16 on-site	8 street PHC**	Retail 3840 sf 1/400 = 10	6 apartments = 6 spaces	=16	
				PHASE 6	Bldg 3: 30 studio		46 on-site	10 street PHC**	Retail 6720 sf 1/400 = 16	30 apts = 30 spaces	=46	
				PHASE 6				13 street spaces-->	San Juan Ave (SJA): (13)			
				PHASE 7	Bldg 4: 13 apt.		23 on-site	23 in garage	Culinary 5760 sf 1/600 = 10	13 apts = 13 spaces	=23	
				PHASE 7	Bldg 5: 13 apt.		23 on-site		Arts 5760 sf 1/600 = 10	13 apts = 13 spaces	=23 (one extra credit)	
				Total	70 units			12 street spaces-->	San Juan Ave (SJA): (12)			
		TOTAL ALLOWED With 20% bonus:	204 + 82 ADU 245 + 90 ADU		PROPOSED 179 + 29 ADUs		RECOMMENDED COMMERCIAL 189 - 120 = 69	PROPOSED COMMERCIAL 70 on site				
		CI-MU floor area 3 FAR x 43,560 sf			PROPOSED CI-MU floor area = 117,343 SF		60 street 129 total	60 street 130 total				
			130,680 SF									