

SAN JUAN DISCOVERY PUD		DENSITY CALCULATIONS				PARKING CALCULATIONS				January 9, 2024	
Underlying Zoning	Underlying Acreage	Allowed Density (Ord. 3306 & 3323)	Allowed # of units		Proposed Density	Parking Required (Ord. 3306)	Parking Proposed	Commercial: On-site parking spaces required	Mixed Use Residential: On-site parking spaces required	Parking total required:	
R-II	209,088 (6.1 ac - 1.3)	8 SFR / 40,000 sf	41	PHASE 1		56 on-site	28 on-site				
		+ 2 ADUs per unit	82 ADU	1A - 1D	28 @ > 1200 SF 24 @ < 1200 SF 29 ADU	24 on site	24 on-site				
			41 + 82 ADU		52 + 29 ADU	0 on-site	0 on-site				
				1C	Bldg 8: 4 live-work	0 Street	37 street				
				1A	Farm	4 on site	8 street SSL	Standing Stone Lane (SSL)			
						5 on-site	5 on-site	5 farmworkers = 5 on-site			
						REQUIRED	PROPOSED				
						RESIDENTIAL	RESIDENTIAL				
						89 total	102 total				
				PHASE 2							
				2A			2A: 35 street ---->	Peace Hill Common (PHC): Bldg1: (9); Bldg 2: (8); Bldg 3: (10); Bldg 9: (4); Bldg 10: (4)			
							2E, 2F: 25 street -->	San Juan Ave (SJA): Bldg 3: (13); Bldg 5: (12)			
R-III	191,664 (5.7 ac - 1.3)	16 / 40,000 sf	76	2D	Bldg 1: 8 apt.	18 on-site	9 street PHC	Retail 4200 sf 1/400 = 10	8 apartments = 8 spaces	=18	
				2D	Bldg 2: 6 apt.	16 on-site	8 street PHC	Retail 3840 sf 1/400 = 10	6 apartments = 6 spaces	=16	
				2E	Bldg 3: 30 studio	46 on-site	23 street PHC, SJA	Retail 6720 sf 1/400 = 16	30 apts = 30 spaces	=46	
CI - MU	43,560 (1 acre)	80 / 40,000 sf	87	2F	Bldg 4: 13 apt.	23 on-site	23 in garage	Culinary 5760 sf 1/600 = 10	13 apts = 13 spaces	=23	
				2F	Bldg 5: 13 apt.	23 on-site	12 street SJA	Arts 5760 sf 1/600 = 10	13 apts = 13 spaces	=23 (one extra credit)	
				2B	Bldg 7: 45 apt.	55 on-site	47 garage + 8 credit	Retail 9549 sf 1/400 = 23	staff + residents = 32*	=55	
						+ drop off	(PHC) + drop off	(4833 Bsm, 4716 main flr)	* Care Center (incl Clinic): 1/staff = 9 spaces + drop off		
				2C	Bldg 9: 4 live-work	4 on-site	4 street PHC	(4 credit used for Bldg 7)	45 apts. @ 0.5/unit = 23 spaces;		
				2C	Bldg 10: 4 live-work	4 on-site	4 street PHC	(4 credit used for Bldg 7)	Total for staff & residents = 32 spaces		
		TOTAL ALLOWED (No bonus density)	204 + 82 ADU		PROPOSED	REQUIRED	PROPOSED				
					180 + 27 ADU	COMMERCIAL	COMMERCIAL				
		CI-MU floor area			PROPOSED	189 - 120 = 69	70 on site				
		3 FAR x 43,560 sf	130,680 SF		CI-MU floor area =	60 street	60 street				
					117,343 SF	129 total	130 total				