

# COMMERCIAL DATA SHEET

*\*Based on conceptual plans submitted for Pre-Application.*

NAME: 31 – 57 S. B Street (Pre-App)	PA: 2021-082	ADDRESS: 31 – 57 S. B Street	
LAND AREA: 16,413 sf (0.37 ac)	ZONING: Current Zoning Designation: C1-2/R5 Proposed Zoning Reclassification: CBD	APN: 034-154-030	
		<b>Requirements Under Current Zoning: C1-2/R5</b>	<b>Requirements Under Proposed Zoning: CBD</b>
FLOOR AREA:	<b>PROPOSED:</b>	<b>MAXIMUM ALLOWED:</b>	<b>MAXIMUM ALLOWED:</b>
Commercial - Retail	5,434 sf		
Office	36,365 sf		
Total:	41,799 sf	32,826 sf	49,239 sf
FLOOR AREA RATIO (FAR):	2.54	2.0 FAR	3.0 FAR
BLDG. HEIGHT:	54 feet	55 feet	55 feet
STORIES:	4-story	subject to building height	subject to building height
SETBACKS:	<b>PROPOSED:</b>	<b>MINIMUM REQUIRED:</b>	<b>MINIMUM REQUIRED:</b>
Front:	0	0	0 (also, refer to Building Line and Setback section below.)
Left Side:	0	0	0 (also, refer to Building Line and Setback section below.)
Right Side:	0	0	0 (also, refer to Building Line and Setback section below.)
Rear:	0	0	0 (also, refer to Building Line and Setback section below.)
BICYCLE PARKING:	<b>PROPOSED:</b>	<b>MINIMUM REQUIRED:</b>	<b>MINIMUM REQUIRED:</b>
Short-term (visitor) racks:	Not shown	Retail (1 per 2,000 sf): 2.72 Office (1 per 20,000 sf): 1.81 Subtotal: 5	Retail (1 per 2,000 sf): 2.72 Office (1 per 20,000 sf): 1.81 Subtotal: 5
Long-term facility:	Not shown	Retail (1 per 12,000 sf): 0.45 Office (1 per 10,000 sf): 3.64 Subtotal: 7	Retail (1 per 12,000 sf): 0.45 Office (1 per 10,000 sf): 3.64 Subtotal: 7

TOTAL BICYCLE PARKING:	Not shown	12	12
VEHICULAR PARKING:	<b>PROPOSED:</b>	<b>MINIMUM REQUIRED:</b> <i>(based on gross floor area)</i>	<b>MINIMUM REQUIRED:</b> <i>(based on gross floor area)</i>
TOTAL VEHICULAR PARKING:	No parking provided on site.	Retail (1.9 per 1,000 gfa): 10.32 General Office (2.6 per 1,000 gfa): 94.55 (Dimensions and calculations needed to verify required parking.)	Retail (1.9 per 1,000 gfa): 10.32 General Office (2.6 per 1,000 gfa): 94.55 (Dimensions and calculations needed to verify required parking.)
COVERED PARKING:	-	Not applicable.	Not applicable.
LOADING:	Not shown.	Retail: 1 space (10' x 25') Office: none (for <50,000 sf)	Retail: 1 space (10' x 25') Office: none (for <50,000 sf)
PARKING LOT LANDSCAPING:	-	Not applicable.	Not applicable.
FLOOD ZONE:	-	Not within flood zone.	Not within flood zone.
STREET WALL:	Appears to meet requirement; but, more detail is needed to verify	45 degree from midpoint of public right-of-way	45 degree from midpoint of public right-of-way
OPEN SPACE:	Ground level: 403 sf Roof top terraces: 2,844 sf More info needed to verify compliance.	Not required.	1% of non-residential floor area; no requirement for open space if resulting open space is less than 200 sf. Minimum width of 25 ft along sidewalk. 50% of open space area shall be unshaded between noon and 2 pm at spring and fall equinox, except if shaded by existing building. Open space shall include public use facilities.
BUILDING LINE AND SETBACK:	Approx. 28 ft set back at office entrance (24.6%)	Not required.	S. B Street and First Avenue sides Up to 25% of building line may be set back from property line to provide for open space.
BUFFERS:	Not applicable.	Buffers required for C1 zoned properties when it abuts any residential districts.	Buffers required for CBD zoned properties when it abuts any residential district.
REQUIRED RETAIL FRONTAGE:			S. B Street: yes, subject to RRF First Avenue: no, not subject to RRF (see 2009 Downtown Area Plan)

View of Interiors	May meet CBD Required Retail Frontage requirement on both streets; however, dimensions & calculations are needed to verify.	<b>MINIMUM REQUIRED:</b>  Not applicable.	<b>MINIMUM REQUIRED:</b> Minimum 75% devoted to entrances & windows
Ground Floor Entries to Other Uses	S. B Street: Approx. 28 ft (24.6%)	<b>MAXIMUM ALLOWED:</b>  Not applicable.	<b>MAXIMUM ALLOWED:</b> Up to 25% for entrances to uses other than permitted uses in Required Retail
Second Floor Offices	Appears to meet CBD requirement on both streets.	  Not applicable.	Offices permitted on second floor only if ground floor is occupied by one of the permitted uses in Required Retail

**NOTES:**

- Conceptual plans do not contain level of detail necessary to verify code compliance. Project data is subject to change upon submittal of more detail plans and reviewed during the formal planning application.
- New projects located within the Central Parking Improvement District (CPID) may request a Parking Demand Study to determine off-street parking ratios specific to the office component of the project [SMMC 27.64.100(a)(5)]. Parking in-lieu fees may also be paid for eligible off-site parking stalls not provided on-site.
- Archeological – Site is located in high sensitivity area; therefore, an evaluation will be conducted during formal planning application.
- Historical – Buildings over 50 years old; therefore, a Historic Resource Evaluation will be conducted during formal planning application.
- Noise – Site is located within area of high noise due to proximity to Caltrain station.
- Tree – Project includes removal of street trees and will be required to plant new street trees.
- Grading – Insufficient information to determine at this time.
- Traffic/VMT/TDM – TBD
- Easements – Existing shared alley/driveway off of First Avenue is proposed to remain.