

COMMERCIAL DATA FORM			
NAME: 1 Carey School Lane, Zoning Reclassification	PA : PA2018-069	ADDRESS: 1 Carey School Lane	
LAND AREA: 96,040 sq. ft. (2.2 acres)	EXISTING ZONING: R1-B PROPOSED ZONING: R1-B/Q8	APNs: 039-040-160 and 039-040-150	
	PROPOSED:	MAXIMUM ALLOWED:	
FLOOR AREA:		R1-B (Existing)	Q8 Overlay (Proposed)
Existing (Total)	29,952 sq. ft.	---	---
Demolition	(3,760 sq. ft.)	---	---
Proposed Classroom Addition	6,006 sq. ft.	---	---
Proposed Temp. Classrooms	2,040 sq. ft.	---	---
TOTAL:	34,238 sq. ft.	21,008 sq. ft.	37,455.6 sq. ft.
FLOOR AREA RATIO (F.A.R.):		R1-B (Existing)	Q8 Overlay (Proposed)
Existing	0.31	0.21	---
Proposed	0.36	---	0.39
BLDG. HEIGHT:			
Plateline	23'-11"	24'-0"	
Roof Peak	32'-0"	32'-0"	
STORIES:	2	---	
SETBACKS	PROPOSED:	MINIMUM REQUIRED:	
Front	246'-9" +/-	15'-0"	
Left Side	104'-0"	5'-0"	
Right Side (Classroom Addition)	42'-2 1/4"	5'-0"	
Right Side (Temp. Classrooms)	5'-0"	5'-0"	
Rear (First Floor)	162'-0"	15'-0"	
Rear (Second Floor)	162'-0"	25'-0"	
PARKING:		MINIMUM REQUIRED:	
On-Site	27 Spaces	---	
Off-Site	30 Spaces ¹	---	
TOTAL PARKING:	57 Spaces	48 spaces (1/employee) ²	
BICYCLE PARKING:			
Short Term	15 Spaces	13 Spaces (1/20 students)	
Long Term	5 Spaces	5 Spaces (1/10 employees)	
EMPLOYMENT/ENROLLMENT:	EXISTING:	PROPOSED:	
Faculty	47 Employees	52 Employees	
Students	249 Students	258 Students	
¹ Off-site parking is provided at parking facilities on 1900-2000 Alameda de las Pulgas. ² SMMC 27.64.160(5).(c.) requires a parking ratio of 1 space for each employee. SMMC 27.64.020(2) allows uses to provide parking for the increased intensity. The project is required to provide five additional parking spaces based on the proposed increase in five employees. The required number of parking spaces from the 2012 Special Use Permit of 43 spaces plus the newly required five spaces calculates to a required total of 48 spaces.			