

ITEM 3 for July 9th Planning Commission Hearing:

The following table includes revised buildout numbers for mixed-use parcels pursuant to the Commission's recommendations for **CD-8.7**. Additional revised tables incorporating all of the Planning Commission's recommendations will be produced for the July 23rd meeting.

Theoretical Buildout for Mixed-Use Parcels by Planning Area

Planning Areas	Existing SF	Theoretical Max FAR	Total Remaining Square Feet	Mixed-Use Scenario (CD-8.7)	
				Commercial SF Potential	Housing Units Potential (@ 1,000sf/unit)
PA 1	39,509	166,076	139,281	78,532	61
PA 2	109,446	126,479	63,175	47,382	16
PA 3	0	0	0	0	0
PA 4	8,617	16,464	7,847	5,885	2
PA 5	155,766	211,161	55,395	62,459	19
PA 6	905,372	1,571,620	1,192,071	754,692	434
PA 7	91,459	686,609	597,100	298,550	197
TOTALS*	1,310,169	2,778,408	2,054,869	1,247,500	729

PER Policy **CD-8.7**
 Parcels > 2 acres: Mixed-Use assume a 1:1 ratio of commercial to residential for **new** floor area
 Parcels < 2 acres: Mixed-Use assume a 3:1 ratio of commercial to residential for **new** floor area

Please note that Mixed-Use Policy, CD-8.7, caps allowable housing units at 1,036. Consequently an additional 307 units could also be allowed countywide within mixed-use sites.

*Excludes HOD parcels