

**Attachment 2: Project Data/Compliance**

**Project Address: 1745 Oswald Place**  
**Zoning: R1-6L**

**Project Number: PLN25-00253**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	5,700	5,700	6,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,275	1,405	--	--
<b>2<sup>nd</sup> Floor:</b>	337	500	--	--
<b>Garage</b>	375	368		
<b>Covered Porch:</b>	--	43	--	--
<b>Attached ADU:</b>	--	800	--	--
<b>JADU:</b>	--	337	--	
<b>Total Floor Area:</b>	1,987	3,453	--	--
<b>Floor Area Ratio:</b>	0.35	0.61	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	21%	50%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	30%	31%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	20'	20'	20'	Y
<b>(2<sup>nd</sup> floor):</b>	20'	25'	25'	
<b>Left Side (1<sup>st</sup> floor):</b>	5'	5'	5'	Y
<b>(2<sup>nd</sup> floor):</b>	5'	13'	10'	
<b>Right Side (1<sup>st</sup> floor):</b>	5'	5'	5'	Y
<b>(2<sup>nd</sup> floor):</b>	30'	19'	10'	
<b>Rear (1<sup>st</sup> floor):</b>	20'	20'	20'	Y
<b>(2<sup>nd</sup> floor):</b>	25'	25'	20'	
<b>Accessory Dwelling Unit Setbacks (FT)</b>				
<b>Front:</b>	--	--	--	
<b>Side (left):</b>	--	5'	4'	Y
<b>(right):</b>	--	23'	4'	
<b>Rear:</b>	--	6'	4'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	21'	23'	25'	Y
<b># of Bedrooms/Bathrooms:</b>	4/3	4/3	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				
<b>Off-street</b>	2	2	--	--
<b>Common Living Area (SFR)</b>	--	75%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	--	59%	--	--