

**Attachment 2: Project Data/Compliance (SFR/Duplex)**

**Project Address: 2693 Toledo Avenue**  
**Zoning: R1-6L**

**Project Number: PLN25-00453**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Parcel Area (SF) (min):</b>	5,338	5,338	6,000	N (Existing)
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,424	1,541	--	--
<b>2<sup>nd</sup> Floor:</b>	--	957	--	--
<b>Attached Garage:</b>	340	340	600 SF max	Y
<b>Total (enclosed):</b>	1,764	2,838	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	62%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	33	35	40% max	--
<b>Rear Yard Accessory Building Coverage:</b>	--	--	40% max	--
<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>	--	28' - 6"	25'	Y
<b>Left Side (1<sup>st</sup> floor):</b>	5' - 6"	5' - 6"	5'	Y
<b>(2<sup>nd</sup> floor):</b>	--	10' - 6"	10'	Y
<b>Right Side (1<sup>st</sup> floor):</b>	5' - 6"	5' - 6"	5'	Y
<b>(2<sup>nd</sup> floor):</b>	--	10' - 6"	10'	Y
<b>Rear (1<sup>st</sup> floor):</b>	33'	33'	20'	Y
<b>(2<sup>nd</sup> floor):</b>	--	40'	20'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	13' - 9"	24'	25'	Y
<b>Attached Garage:</b>	10' - 9"	10' - 9"	16'	Y
<b># of Bedrooms/Bathrooms:</b>	3/2	6/4	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	33%	44%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	57%	57%	35%	Y