

**Attachment 2: Project Data/Compliance**

**Project Address: 1995 Stafford Street  
Zoning: R2**

**Project Number: PLN25-00194**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	9,000	9,000	7,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,673	2,230	--	Y
<b>Garage:</b>	556	556	--	Y
<b>Patio:</b>	237	--	--	Y
<b>Attached 2-story ADU:</b>	--	1,000	--	Y
<b>ADU Porch:</b>	--	21	--	Y
<b>Porch/Patio:</b>	139	139	--	Y
<b>Utility Closet:</b>	--	17	--	Y
<b>Total:</b>	2,229	3,786	--	Y
<b>Floor Area Ratio:</b>	0.25	0.42	--	Y
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	13%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	30%	40%	45% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	24%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	25'	25'	15'	Y
<b>Left Side (1<sup>st</sup> floor):</b>	21' - 11"	9' - 11"	5'	Y
<b>Side, Corner:</b>	16' - 4"	16' - 1"	10'	Y
<b>Rear (1<sup>st</sup> floor):</b>	14' - 8"	15'	10'	Y
<b>Attached Accessory Dwelling Unit Setbacks (FT)</b>				
<b>Front:</b>	--	--	15'	Y
<b>Left Side (1<sup>st</sup> floor):</b>	--	11'	4'	Y
<b>(2<sup>nd</sup> floor):</b>	--	15'	4'	Y
<b>Side, Corner:</b>	--	40'	4'	Y
<b>Rear (1<sup>st</sup> floor):</b>	--	5'	4'	Y
<b>(2<sup>nd</sup> floor):</b>	--	15'	15'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	14' - 7"	14' - 7"	32'	Y
<b>Second-story ADU:</b>	--	23' - 9"	32'	Y
<b># of Bedrooms/Bathrooms:</b>	4/2	4/2	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	--	--
<b>Common Living Area (SFR)</b>		75%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	1,820 sf	1,820 sf	--	Y