

Attachment 2: Project Data/Compliance

Project Address: 2475 Moraine Drive
Zoning: R1-6L

Project Number: PLN25-00061

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,498	5,498	6,000	N(Existing)
Lot Area per Dwelling Unit (SF):	5,498	5,498	--	--
Building Square Footage (SF)				
1st Floor:	795	1,773	--	--
2nd Floor:	--	--	--	--
Basement:	--	--	--	--
Attached Garage	271	372	600 SF max	Y
Porch/Patio:	--	47	--	-
Total:	1,066	2,145	--	--
Floor Area Ratio:	0.19	0.39	--	--
% of 2nd floor to 1st floor:	--	--	66% max	--
Building Coverage (%)				
Building Coverage (All):	0.19	39.87%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	30	20' – 2'	20	Y
(2nd floor):	--	--	25	
Left Side (1st floor):	6' – 2"	5"	5	Y
(2nd floor):	--	--	10	
Right Side (1st floor):	7' – 7"	7' – 7"	5	Y
(2nd floor):	--	--	10	
Side, Corner:	--	--	--	--
Rear (1st floor):	46' – 5"	21' – 2"	20	Y
(2nd floor):	--	--	20	
Height (FT)				
Main building:	15	15' – 7"	25	Y
Accessory building:	--	--	--	--
# of Bedrooms/Bathrooms:	3/1	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	2	2	Y
Common Living Area (SFR)	35%	27%	Min 25%	Y
Open Landscaped Area (Front):	1,696	1,060	--	--