

Attachment 2: Project Data/Compliance

Project Address: 2165 Bray Avenue
Zoning: R1-6L – Single Family

Project Number: PLN25-00004

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,564	6,564	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,489	2,614	--	--
Porch/Patio:	78	11	--	
Total:	1,567	2,625	--	--
Building Coverage (%)				
Building Coverage (All):	23%	39%	40% max	Y
Main Building Setbacks (FT)				
Front:	20	20	20	Y
Side, interior:	5	5	5	Y
Side, Corner:	20	15	10	Y
Rear:	20	20	20	Y
Height (FT)				
Main building:	n/a	18'-4"	25	Y
# of Bedrooms/Bathrooms:	3/1	4/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	n/a	34%	Min 25%	Y
Open Landscaped Area (Front):	n/a	>35%	Min 35%	Y