

Attachment 2: Project Data/Compliance

Project Address: 2121 Nobili Avenue
Zoning: R1-6L

Project Number: PLN24-00637

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,508	5,508	6,000	N (Existing)
Lot Area per Dwelling Unit (SF):	5,508	5,508	--	--
Building Square Footage (SF)				
1st Floor:	1,266	1,517	--	--
2nd Floor:	--	1,250	--	--
Basement:	--	--	--	--
Garage:	384	384	600 SF max	--
Porch/Patio:	-	210	--	--
Total:	1,650	3,151	--	--
Floor Area Ratio:	0.29	0.57	--	--
% of 2nd floor to 1st floor:	--	0.65	66% max	Y
Building Coverage (%)				
Building Coverage (All):	29%	38%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	26	26	20	Y
(2nd floor):	--	30	25	Y
Left Side (1st floor):	5'	5	5	Y
(2nd floor):	--	10	10	Y
Right Side (1st floor):	5' – 5"	5' – 5"	5	Y
(2nd floor):	--	10	10	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	21' – 2"	21' – 1"	20	Y
(2nd floor):	--	28' – 1"	20	Y
Height (FT)				
Main building:	12' – 8"	24	25	Y
# of Bedrooms/Bathrooms:	3/2	4/3.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	40%	27%	Min 25%	Y
Open Landscaped Area (Front):	1,404	1,404	--	--