

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

Project Address: 1205 Janice Drive
Zoning: R1-6L

Project Number: PLN26-00130

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|--|-----------------|-----------------|--------------------|----------------------------|
| Parcel Area (SF) (min): | 6,048 | 6,048 | -- | -- |
| Building Square Footage (SF) | | | | |
| 1st Floor: | 1,176 | 1,996 | -- | -- |
| Garage: | 559 | 400 | -- | -- |
| Porch/Patio: | 98 | 23 | -- | -- |
| Total (enclosed): | 1,735 | 2,396 | -- | -- |
| Building Coverage (%) | | | | |
| Building Coverage (All): | 28% | 40% | 40% max | Y |
| Main Building Setbacks (FT) | | | | |
| Front (1st floor): | 21'-4" | 20'-6" | 20 | Y |
| Left Side (1st floor): | 5'-1" | 5'-1" | 5 | Y |
| Right Side (1st floor): | 11'-8" | 5'-1" | 5 | Y |
| Rear (1st floor): | 54'-2" | 35'-2" | 20 | Y |
| Accessory Garage Setbacks (FT) | | | | |
| Between Structures: | 22'-2" | -- | 6 | -- |
| Left Side: | 24 | -- | 4 | -- |
| Right Side: | 2'-9" | -- | 4 | -- |
| Rear | 11'-1" | -- | 4 | -- |
| Height (FT) | | | | |
| Main building: | 13'-9" | 14'-10" | 25 | Y |
| # of Bedrooms/Bathrooms: | 3/1.5 | 4/3 | -- | -- |
| Parking: | | | | |
| Is the site Gov. Code 65863.2 (AB 2097) eligible? | | | | Y |
| Off-street | 2 | 2 | 0 | Y |
| Common Living Area (SFR) | -- | 35% | Min 25% | Y |