

Attachment 2: Project Data/Compliance

Project Address: 1184 Washington Street
Zoning: R1-6L

Project Number: PLN25-00524

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	10,095	10,095	6,000	Y
Lot Area per Dwelling Unit (SF):	10,095	10,095	--	--
Building Square Footage (SF)				
1st Floor:	1,285	1,766	--	--
2nd Floor:	1,007	1,240	--	--
Accessory Structures:	1,221	1,065	600 SF max	N (Existing)
Total:	3,513	4,071	--	--
Floor Area Ratio:	0.35	0.40	--	Y
% of 2nd floor to 1st floor:	78%	70%	66% max	N (condition to address compliance)
Building Coverage (%)				
Building Coverage (All):	25%	28%	40% max	Y
Rear Yard Accessory Building Coverage:	23%	23%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	43'-10"	43'-10"	20'-0"	Y
(2nd floor):	43'-10"	43'-10"	25'-0"	
Left Side (1st floor):	5'-0"		5'-0"	Y
(2nd floor):			10'-0"	
Right Side (1st floor):	6'-11"	5'-0"	5'-0"	Y (With approval of a Minor Mod Permit)
(2nd floor):	6'-11"	8'-7"	10'-0"	
Rear (1st floor):	67'-0"	57'-6"	20'-0"	Y
(2nd floor):	67'-0"	69'-6"	20'-0"	
Height (FT)				
Main building:	27'-8"	27'-8"	25'-0"	N (Existing)
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	1	1	Y
Common Living Area (SFR)	±56%	±45%	Min 25%	Y