

**Attachment 2: Project Data/Compliance**

**Project Address: 3280 El Sobrante Street**

**Project Number: PLN25-00522**

**Zoning: R1-6L**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	7,500	7,500	6,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,821	2,267	--	--
<b>Garage</b>	226	506	--	--
<b>Porch/Patio:</b>	72	50	--	--
<b>Total:</b>	2,047	2,773	--	--
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	28.3%	37.6%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	23'-6"	20'	20'	Y
<b>Left Side (1<sup>st</sup> floor):</b>	4'-6"	5'	5'	Y
<b>Right Side (1<sup>st</sup> floor):</b>	2'-11"	5'	5'	Y
<b>Rear (1<sup>st</sup> floor):</b>	58'-6"	23'-6"	20'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	16'	14'-7"	25'	Y
<b># of Bedrooms/Bathrooms:</b>	3/2	4/2.5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				Y
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	681.25	755.64	Min 25%	Y