

Attachment 2: Project Data/Compliance

Project Address: 271 Madrone Avenue
Zoning: R1-6L

Project Number: PLN25-00228

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,829	7,829	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,687	2,020	--	--
2nd Floor:	NA	1,492	--	--
ADU (attached):	NA	601	--	--
Garage:	495	495	400 sf	Y
Porch/Patio:	NA	120 Front 297 Rear	--	--
Total:	2,182	4,007	--	--
Floor Area Ratio:	27.87%	58.86%	--	--
% of 2nd floor to 1st floor:	--	47.88%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	27.8%	37.4%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20'	20'- 9"	20'	Y
(2nd floor):		31'-1"	25'	
Left Side (1st floor):	5'	5'	5'	Y
(2nd floor):		13'	10'	
Right Side (1st floor):	5'	5'	5'	Y
(2nd floor):		19'- 3"	10'	
Rear (1st floor):	20'	36'- 6"	20'	Y
(2nd floor):		36'- 6"		
Height (FT)				
Main building:	14' 7"	24'- 2"	25'	Y
# of Bedrooms/Bathrooms:	3/2	4/3½ ADU:1bed/1bath	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				
Off-street	2	2	2	y
Common Living Area (SFR)	--	984	Min 25%	y