

Attachment 2: Project Data/Compliance

**Project Address: 2892 Mesquite Drive
Zoning: R1-6L**

Project Number: PLN25-00295

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|---|-----------|----------|-------------|-----------------------------------|
| Lot Area (SF) (min): | 7,351 | 7,351 | 6,000 | Y |
| Lot Area per Dwelling Unit (SF): | 7,351 | 7,351 | -- | -- |
| Building Square Footage (SF) | | | | |
| 1st Floor: | 1,363 | 1,984 | -- | -- |
| 2nd Floor: | 718 | 1,116 | -- | -- |
| Garage: | 500 | 500 | 600 SF max | Y |
| Porch/Patio: | 76 | 64 | -- | -- |
| Total: | 2,657 | 3,663 | -- | -- |
| Floor Area Ratio: | 0.36 | 0.49 | -- | -- |
| % of 2nd floor to 1st floor: | 0.52 | 0.56 | 66% max | Y |
| Building Coverage (%) | | | | |
| Building Coverage (All): | 0.26 | 0.34 | 40% max | Y |
| Rear Yard Accessory Building Coverage: | -- | -- | 40% max | -- |
| Main Building Setbacks (FT) | | | | |
| Front (1st floor): | 17 | 20 | 20 | Y |
| (2nd floor): | 34 | 37 | 25 | Y |
| Left Side (1st floor): | 5'-0 | 5' | 5 | Y |
| (2nd floor): | 9'-3 | 9'-3 | 10 | Y |
| Right Side (1st floor): | 6' – 11" | 7 | 5 | Y |
| (2nd floor): | 32' – 11" | 8' – 3" | 10 | Y |
| Side, Corner: | -- | -- | -- | -- |
| Rear (1st floor): | 22' – 9" | 22' – 9" | 20 | Y |
| (2nd floor): | 39' – 9" | 39' – 9" | 20 | Y |
| Height (FT) | | | | |
| Main building: | 22' – 9" | 25' – 3" | 25 | N (Conditioning Height to 25') |
| Accessory building: | -- | -- | -- | -- |
| # of Bedrooms/Bathrooms: | 4/2 | 5/5 | -- | -- |
| Parking: | | | | |
| Is the site Gov. Code 65863.2 (AB 2097) eligible? | | | | N |
| Off-street | 2 | 2 | 2 | Y |
| Common Living Area (SFR) | 35% | 47% | Min 25% | Y |
| Open Landscaped Area (Front): | 2,900 | 3,100 | -- | -- |