

## Attachment 2: Project Data/Compliance

Project Address: 1530/1540 Pomeroy Avenue  
Zoning: 1530 Pomeroy: R3, 1540 Pomeroy: MU-CC

Project Number: PLN2025-00568

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	0.48 acres	No Change		
1530 Pomeroy Ave	10,080 sq. ft (0.23 acres)	No Change	8,500 sq. ft.	Y
1540 Pomeroy Ave	10,920 sq. ft. (0.25 acres)	No Change	-	-
Lot Area per Dwelling Unit (SF):	1,100	1,909		
<b>Building Square Footage (SF)</b>				
1530 Pomeroy Ave	840	8,750	--	--
1540 Pomeroy Ave	870	11,700	--	--
Accessory Building Area 1530 Pomeroy	Attached One car garage	1,100	-	
Accessory Building Area 1540 Pomeroy	Attached One car garage	2,400		
Total:	2,200	23,950	--	--
<b>Building Coverage (%)</b>				
Building Coverage	11%	38.5%		
<b>1530 Pomeroy Setbacks (FT)</b>				
Front:	20	15	10	Y
Side (left):	5	6	5	Y
(right):	5	10	5	
Rear:	20	37	15	Y
<b>1540 Pomeroy Setbacks (FT)</b>				
Front:	20	13	5-10	Y
Side (left):	5	10'	None	Y
(right):	5	8'-13'-9"		
Rear:	20	20	10	Y
<b>Height (FT)</b>				
1530 Pomeroy	One-story	36', 32' within 20' of R1 property to south and west	40', 32' within 20' of R1 zoned property	Y
1540 Pomeroy	One-story	37'	40', 32' within 20' of R1 zoned property	y
<b>Parking:</b>				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				
<b>Off-Street:</b>	4	22	17	Yes
<b>Guest:</b>	-	5	-	
<b>Class 1 Bicycle:</b>	-	2		
<b>Class 2 Bicycle:</b>	-	11		
<b>Landscaping</b>				
<b>Open Landscaped Area:</b>				
<b>Private recreation space:</b>	-	9 units have a private patio	60 sq. ft. for 50% of the units (1530 Pomeroy)	Y
<b>Common recreation space (per unit):</b>	-	1,100	200 sq. ft. (1530 Pomeroy)	Y