

Attachment 2: Project Data/Compliance

**Project Address: 2179 Monterey Avenue
Zoning: R1-6L**

Project Number: PLN25-00512

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	5,050	5,050	6,000	N
Building Square Footage (SF)				
1st Floor:	1,487	1,620	--	--
Garage:	--	400	400	Y
Porch/Patio:	--	--	--	--
Total:	1,487	2,020	--	--
Building Coverage (%)				
Building Coverage (All):	29.4%	40%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20'-8"	20'-8"	20'	Y
Left Side (1st floor):	5'	5'	5'	Y
Right Side (1st floor):	9'	9'	5'	Y
Rear (1st floor):	17'	17'	20'	N
Height (FT)				
Main building:	14'	14'-8"	25'	Y
# of Bedrooms/Bathrooms:	3/2	3/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	--	2	2	Y
Common Living Area (SFR)	--	72%	Min 25%	Y