

**Attachment 2: Project Data/Compliance**

**Project Address: 1272 Blackfield Drive**  
**Zoning: R1-6L**

**Project Number: PLN24-00608**

| Standard                                                  | Existing | Proposed | Requirement | Complies?<br>(Y/N)                   |
|-----------------------------------------------------------|----------|----------|-------------|--------------------------------------|
| <b>Lot Area (SF) (min):</b>                               | 5,200    | 5,200    | 6,000       | N (Existing)                         |
| <b>Lot Area per Dwelling Unit (SF):</b>                   | 5,200    | 5,200    | --          | --                                   |
| <b>Building Square Footage (SF)</b>                       |          |          |             |                                      |
| <b>1<sup>st</sup> Floor:</b>                              | 1,658    | 1,658    | --          | --                                   |
| <b>2<sup>nd</sup> Floor:</b>                              | --       | 668      | --          | --                                   |
| <b>Basement:</b>                                          | --       | --       | --          | --                                   |
| <b>Garage</b>                                             | 390      | 390      | 600 SF max  | Y                                    |
| <b>Porch/Patio:</b>                                       | 44       | 31       | --          | --                                   |
| <b>Total:</b>                                             | 2,048    | 2,716    | --          | --                                   |
| <b>Floor Area Ratio:</b>                                  | 0.39     | 0.52     | --          | --                                   |
| <b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b> | --       | 33%      | 66% max     | Y                                    |
| <b>Building Coverage (%)</b>                              |          |          |             |                                      |
| <b>Building Coverage (All):</b>                           | --       | 40%      | 40% max     |                                      |
| <b>Rear Yard Accessory Building Coverage:</b>             | --       | --       | 40% max     | --                                   |
| <b>Main Building Setbacks (FT)</b>                        |          |          |             |                                      |
| <b>Front (1<sup>st</sup> floor):</b>                      | 20' – 1" | 20' – 1" | 20          | Y                                    |
| <b>(2<sup>nd</sup> floor):</b>                            | --       | 27' 3"   | 25          |                                      |
| <b>Left Side (1<sup>st</sup> floor):</b>                  | 2' – 8"  | 2' – 8"  | 5           | N (Existing)                         |
| <b>(2<sup>nd</sup> floor):</b>                            | --       | 10' – 6" | 10          | Y                                    |
| <b>Right Side (1<sup>st</sup> floor):</b>                 | 7'-0"    | 7' – 0"  | 5           | Y                                    |
| <b>(2<sup>nd</sup> floor):</b>                            | --       | 7' – 0"  | 10          | N<br>(Requesting Minor Modification) |
| <b>Side, Corner:</b>                                      | --       | --       | --          | --                                   |
| <b>Rear (1<sup>st</sup> floor):</b>                       | 17'-5"   | 17' – 5" | 20          | N (Existing)                         |
| <b>(2<sup>nd</sup> floor):</b>                            | --       | 32' – 9" | 20          | Y                                    |
| <b>Height (FT)</b>                                        |          |          |             |                                      |
| <b>Main building:</b>                                     | 14' 3 "  | 21'-9"   | 25          | Y                                    |
| <b># of Bedrooms/Bathrooms:</b>                           | 4/2      | 4/3      | --          | --                                   |
| <b>Parking:</b>                                           |          |          |             |                                      |
| <b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>  |          |          |             | N                                    |
| <b>Off-street</b>                                         | 2        | 2        | 2           | Y                                    |
| <b>Common Living Area (SFR)</b>                           | 38%      | 45%      | Min 25%     | Y                                    |
| <b>Open Landscaped Area (Front):</b>                      | 1,040    | 1,040    | --          | --                                   |