

**Attachment 2: Project Data/Compliance**

**Project Address: 1783 Berna Street**  
**Zoning: R1-6L**

**Project Number: PLN25-00150**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	8,580	8,580	6,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,471	2,341	--	--
<b>2<sup>nd</sup> Floor:</b>	--	904	--	--
<b>Accessory Building:</b>	100	100	600 SF max	NA
<b>Garage</b>	434	434	400 SF	Y
<b>Porch/Patio:</b>	--	175	--	--
<b>Total:</b>	1,905	3,679	--	--
<b>Floor Area Ratio:</b>	0.22	0.45	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	38.6%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	23.5%	35.5%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	20'- 6"	20'- 6"	20	Y
<b>(2<sup>nd</sup> floor):</b>		51	25	
<b>Left Side (1<sup>st</sup> floor):</b>	5	5	5	Y
<b>(2<sup>nd</sup> floor):</b>		10	10	
<b>Right Side (1<sup>st</sup> floor):</b>	5	5	5	Y
<b>(2<sup>nd</sup> floor):</b>		10	10	
<b>Rear (1<sup>st</sup> floor):</b>	53'-1"	53'-1"	20	Y
<b>(2<sup>nd</sup> floor):</b>				
<b>Height (FT)</b>				
<b>Main building:</b>	14'- 5"	25	25	Y
<b># of Bedrooms/Bathrooms:</b>	3/ 1	4/3	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				Y
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	--	57%	Min 25%	Y