

Attachment 2: Project Data/Compliance

Project Address: 3674 Macintosh Street
Zoning: R1-6L

Project Number: PLN25-00028

Standard	Existing	Approved	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,129	6,129	6,129	6,000	Y
Building Square Footage (SF)					
1st Floor:	1,475	1,685	1,685	--	--
2nd Floor:	--	1,327	1,409	--	--
Garage:	478	478	478	--	--
Porch/Patio:	48	0	0	--	--
Accessory Building	99	99	90	600 Max	Y
Total:	2,100	3,954	4,027	--	--
% of 2nd floor to 1st floor:	--	61%	65%	66% max	Y
Building Coverage (%)					
Building Coverage (All):	2,100 SF / 34%	2,263 SF / 36.9%	2,253 SF / 36.9 %	40% max	Y
Main Building Setbacks (FT)					
Front (1st floor):	20	20	20	20	Y
(2nd floor):		25	25		
Left Side (1st floor):	5'-3"	5'-3"	5'-3"	5	Y
(2nd floor):		10'-3"	10'-3"	10	
Right Side (1st floor):	8	8	8	5	Y
(2nd floor):		13	13	10	
Rear (1st floor):	28'-10"	28'-10"	28'-10"	20	Y
(2nd floor):		28'-10"	28'-10"		
Height (FT)					
Main building:	13'-5"	24'-4"	24'-4"	25	Y
# of Bedrooms/Bathrooms:	3/2	5 / 5	5 / 5	--	--
Parking:					
Is the site Gov. Code 65863.2 (AB 2097) eligible?					N
Off-street	2 - Spaces	2 - Spaces	2 - Spaces	2 - Spaces	Y
Common Living Area (SFR)	--	26%	26%	Min 25%	Y
Open Landscaped Area (Front):	>35%	>35%	>35%	>35%	Y