

Attachment 2: Project Data/Compliance

Project Address: 834 Main Street
Zoning: R1-6L

Project Number: PLN25-00116

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,694	5,694	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,028	1,493	--	--
Existing ADU:	231	231	--	--
Porch/Patio:	66	66	--	--
Total without ADU:	1,094	1,559	--	--
Total:	1,325	1,790	--	--
Floor Area Ratio:	0.23	0.31	--	--
Building Coverage (%)				
Building Coverage (All):	19%	27%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	19'	42'- 9"	20'	Y
Left Side (1st floor):	13'	13'	5'	Y
Right Side (1st floor):	31'	5'	5'	Y
Rear (1st floor):	17'	20'	20'	Y
Height (FT)				
Main building:	13'	13'	25'	Y
# of Bedrooms/Bathrooms:	2/1	3/2	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	0	0	--	Y ¹
Common Living Area (SFR)	--	72%	Min 25%	--

1. Detached garage previously converted to Accessory Dwelling Unit. No parking replacement required.