

**Attachment 2: Project Data/Compliance (SFR/Duplex)**

**Project Address: 2035 Jackson Street**  
**Zoning: R1-6L**

**Project Number: PLN26-00079**

| <b>Standard</b>                                          | <b>Existing</b> | <b>Proposed</b> | <b>Requirement</b> | <b>Complies?<br/>(Y/N)</b> |
|----------------------------------------------------------|-----------------|-----------------|--------------------|----------------------------|
| <b>Parcel Area (SF) (min):</b>                           | 7,840           | 7,840           | 6,000              | Y                          |
| <b>Building Square Footage (SF)</b>                      |                 |                 |                    |                            |
| <b>1<sup>st</sup> Floor:</b>                             | 977             | 1,940.95        | --                 | --                         |
| <b>Attached Garage</b>                                   | 256             | 446             | 600 SF max         | Y                          |
| <b>Total (enclosed):</b>                                 | 1,233           | 2,386.95        | --                 | --                         |
| <b>Building Coverage (%)</b>                             |                 |                 |                    |                            |
| <b>Building Coverage (All):</b>                          | 15.7            | 30.4            | 40% max            | Y                          |
| <b>Rear Yard Accessory Building Coverage:</b>            | --              | --              | 40% max            | --                         |
| <b>Main Building Setbacks (FT)</b>                       |                 |                 |                    |                            |
| <b>Front (1<sup>st</sup> floor):</b>                     | 24' – 5"        | 23'             | 20'                | Y                          |
| <b>Left Side (1<sup>st</sup> floor):</b>                 | 5' – 3"         | 5' – 3"         | 5'                 | Y                          |
| <b>Right Side (1<sup>st</sup> floor):</b>                | 5' – 3"         | 5' – 3"         | 5'                 | Y                          |
| <b>Rear (1<sup>st</sup> floor):</b>                      | 65' – 11"       | 47' – 11"       | 20'                | Y                          |
| <b>Height (FT)</b>                                       |                 |                 |                    |                            |
| <b>Main building:</b>                                    | 11' – 6"        | 16' – 1"        | 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> |                 |                 |                    | N                          |
| <b>Off-street</b>                                        | 1               | 2               | 2                  | Y                          |
| <b>Common Living Area (SFR)</b>                          | 18%             | 37%             | Min 25%            | Y                          |
| <b>Open Landscaped Area (Front)</b>                      | --              | 58%             | 35%                | Y                          |