

Attachment 2: Project Data/Compliance

Project Address: 3037 Harding Avenue
Zoning: R1-6L

Project Number: PLN25-00267

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,012	5,012	6,000	N (Existing)
Lot Area per Dwelling Unit (SF):	5,012	5,012	--	--
Building Square Footage (SF)				
1st Floor:	1,700	1,610	--	--
2nd Floor:	--	672	--	--
Patio Cover	--	180	--	--
Garage:	--	400	600 SF max	Y
Total:	1,700	2,862	--	--
Floor Area Ratio:	0.33	0.57	--	--
% of 2nd floor to 1st floor:	--	41%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	33	40	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	21' – 11.75"	20' – 1"	20	Y
(2nd floor):	--	40'-5"	25	Y
Left Side (1st floor):	4'-10.75"	5	5	Y
(2nd floor):	--	10	10	Y
Right Side (1st floor):	5' - 4.5"	5' – 5"	5	Y
(2nd floor):	--	15' – 3"	10	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	6' – 8.5"	23' – 9"	20	Y
(1st floor Patio Cover)	--	16' – 4"	10	Y
(2nd floor):	--	29' – 4"	20	Y
Height (FT)				
Main building:	18	23' – 2"	25	Y
Patio Cover:	--	10' – 6"	18	Y
# of Bedrooms/Bathrooms:	3/2	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	20%	44%	Min 25%	Y
Open Landscaped Area (Front):	323 SF	468 SF	--	--