

Attachment 2: Project Data/Compliance

**Project Address: 3734 Pruneridge Avenue
Zoning: R1-6L**

Project Number: PLN25-00538

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,720	6,720	6,000	Y
Lot Area per Dwelling Unit (SF):	6,720	6,720	--	--
Building Square Footage (SF)				
1st Floor:	1,135	1,363	--	--
2nd Floor:	--	332	--	--
Basement:	--	--	--	--
Attached Garage:	457	457	600 SF max	Y
Porch/Patio:	--	--	--	--
Total:	1,592	2,152	--	--
Floor Area Ratio:	0.23	0.32	--	--
% of 2nd floor to 1st floor:	--	24%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	23%	27%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	23'	23'	20'	Y
(2nd floor):	--	29' – 2"	25'	Y
Left Side (1st floor):	6' – 8"	6' – 8"	5'	Y
(2nd floor):	--	10' – 1"	10'	Y
Right Side (1st floor):	9'	9'	5'	Y
(2nd floor):	--	18'	10'	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	45'	45'	20'	Y
(2nd floor):	--	69'	20'	Y
Height (FT)				
Main building:	14' – 1"	21' – 3"	25'	Y
# of Bedrooms/Bathrooms:	4/3	5/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	37%	58%	Min 25%	Y
Open Landscaped Area (Front):	1,376 SF	1,376 SF	--	--