

Attachment 2: Project Data/Compliance

Project Address: 4383 Cheeney Street
Zoning: R1-6L

Project Number: PLN25-00515

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Lot Area per Dwelling Unit (SF):	6,250	3,125	--	--
Building Square Footage (SF)				
1st Floor:	1,442	1,894	--	--
2nd Floor (ADU):	--	1,199	--	--
Detached Garage:	490	490	600 SF max	Y
Porch/Patio:	294	215	--	--
Total:	2,226	3,583	--	--
Floor Area Ratio:	0.35	0.57	--	--
% of 2nd floor to 1st floor:	--	50%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	35%	38%	40% max	Y
Rear Yard Accessory Building Coverage:	45%	45%	40% max	N (Legal Non-Conforming)
Main Building Setbacks (FT)				
Front (1st floor):	27'	20'	20'	Y
(2nd floor):	--	25'	25'	Y
Left Side (1st floor):	11' – 4'	11' – 4"	5'	Y
(2nd floor):	--	15'	10'	Y
Right Side (1st floor):	5'	5'	5'	Y
(2nd floor):	--	10'	10'	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	39'	32'	20'	Y
(2nd floor):	--	48'	20'	Y
Detached Garage Setbacks (FT)				
Front:	101'	101'	20'	Y
Side (left):	0' – 6"	0' – 6"	3'	N
(right):	29'	29'	3'	Y (Legal Non-Conforming)
Side, Corner:	--	--		
Rear:	2' – 8"	2' – 8"	5'	N (Legal Non-Conforming)
From main building:	15'	8' – 4"	6'	Y
Height (FT)				
Main building:	13' – 7"	24' – 1"	25'	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Detached Garage:	10'	10'	16'	Y
# of Bedrooms/Bathrooms:	2/2	3/2	--	--
# of Bedrooms/ Bathrooms (ADU)	--	3/2	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	35%	45%	Min 25%	Y
Open Landscaped Area (Front):	1,000	1,000	--	--