

Attachment 2: Project Data/Compliance

Project Address: 642 Park Court
Zoning: R1-6L

Project Number: PLN25-00049

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	6,250	--	--
Building Square Footage (SF)				
1st Floor:	1,158	2,033	--	--
2nd Floor:	--	942	--	--
Basement:	--	--	--	--
Garage	250	362	600 SF max	Y
Porch/Patio:	--	40	--	--
Total:	1,408	3,377	--	--
Floor Area Ratio:	0.22	0.54	--	--
% of 2nd floor to 1st floor:	--	0.39	66% max	Y
Building Coverage (%)				
Building Coverage (All):	0.22	0.39	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20' – 7"	20' – 7"	20'	Y
(2nd floor):	--	55' - 4"	25'	Y
Left Side (1st floor):	5'	5'	5'	Y
(2nd floor):	--	10'	10'	Y
Right Side (1st floor):	14' – 9"	5'	5'	Y
(2nd floor):	--	14' – 9"	10'	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	62'	32' – 4"	20'	Y
(2nd floor):	-	32' – 4"	20'	Y
Accessory Building Setbacks (FT)				
Front:	75' – 8"	--	20'	--
Side (left):	4' – 10"	--	3'	--
(right):	38'	--	3'	--
Side, Corner:	--	--	--	--
Rear:	42	--	3'	--
From main building:	11'	--	6'	--
Height (FT)				
Main building:	17'	24' – 6"	25'	Y
Accessory building:	9'	--	16'	--
# of Bedrooms/Bathrooms:	2/1	4/3	--	--
Parking:				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	2	2	Y
Common Living Area (SFR)	22%	37%	Min 25%	Y
Open Landscaped Area (Front):	1,000	1,000	--	--