

**Attachment 2: Project Data/Compliance**

**Project Address: 520 Hilmar Street  
Zoning: R1-6L**

**Project Number: PLN24-00460**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	4,050	4,050	6,000	N*
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	910	1,244	--	--
<b>2<sup>nd</sup> Floor:</b>	--	1,028	--	--
<b>Basement:</b>	--	--	--	--
<b>Porch/Patio:</b>	--	72	--	--
<b>Total:</b>	910	2,272	--	--
<b>Floor Area Ratio:</b>	--	65%	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	64%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	27%	39%	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>	20	20	20	Y
<b>(2<sup>nd</sup> floor):</b>		25	25	
<b>Left Side (1<sup>st</sup> floor):</b>	5	5	5	Y
<b>(2<sup>nd</sup> floor):</b>		10	10	
<b>Right Side (1<sup>st</sup> floor):</b>	5	12	5	Y
<b>(2<sup>nd</sup> floor):</b>		10	10	
<b>Side, Corner:</b>	--	--	--	Y
<b>Rear (1<sup>st</sup> floor):</b>	--	20	20	Y
<b>(2<sup>nd</sup> floor):</b>		20	20	
<b>Accessory Dwelling Unit Setbacks (FT) [Not under the purview of PLN24-00600]</b>				
<b>Front:</b>	--	--	--	--
<b>Side (left):</b>	--	--	--	--
<b>(right):</b>		--		
<b>Rear:</b>	--	--	--	--
<b>From main building:</b>	--	--	--	--
<b>Height (FT)</b>				
<b>Main building:</b>	14	24'-1"	25	Y
<b>Accessory building:</b>	--	--	--	--
<b># of Bedrooms/Bathrooms:</b>	2/1	4/3.5	--	--
<b>Parking:</b>				
<b>Is the site subject to Gov. Code 65863.2 (AB 2097)?</b>				N
<b>Off-street</b>	1	2	2	Y
<b>Open Landscaped Area (Front):</b>	--	63%	35%	Y

\*Legal non-conforming