

Attachment 2: Project Data/Compliance

**Project Address: 706 Giannini Drive
Zoning: R1-6L**

Project Number: PLN25-00403

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	12,466	12,466	6,000	Y
Building Square Footage (SF)				
1st Floor:	2,017	2,121	--	--
2nd Floor:	--	746	--	--
Garage:	572	572	--	--
Covered Balcony:	--	78	--	--
Porch:	30	30	--	--
Total:	2,619	3,439	--	--
Floor Area Ratio:	0.21	0.28	--	--
% of 2nd floor to 1st floor:	--	28%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	21%	22%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): (2nd floor):	20'	20' 25'	20' 25'	Y
Left Side (1st floor): (2nd floor):	6'	6' > 10'	5' 10'	Y
Right Side (1st floor): (2nd floor):	11'	11' 11'	5' 10'	Y
Rear (1st floor): (2nd floor):	14'	14' > 20'	20' 20'	Y
Height (FT)				
Main building:	15'- 7"	23'- 8"	25'	Y
# of Bedrooms/Bathrooms:	3/3	4/3.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	--	Y
Common Living Area (SFR)	--	53%	Min 25%	Y