

Attachment 2: Project Data/Compliance

Project Address: 749 Clara Vista Avenue
Zoning: R1-6L

Project Number: PLN25-00227

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,724	5,724	6,000	N (Existing Lot)
Lot Area per Dwelling Unit (SF):	5,724	2,862	--	--
Building Square Footage (SF)				
1st Floor:	1,785	1,785	--	--
1st Floor ADU:	--	106	--	--
2nd Floor ADU:	--	958	--	--
Basement:	--	--	--	--
Garage:	500	391	600 SF max	Y (SF for stairs)
Porch/Patio:	--	--	--	--
Total:	2,285	3,240	--	--
Floor Area Ratio:	0.31	0.49	--	--
% of 2nd floor to 1st floor:	--	53%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	39%	39%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20' - 4"	20' - 4"	20	Y
(2nd floor):	--	--	--	--
Left Side (1st floor):	5	5	5	Y
(2nd floor):	--	--	--	--
Right Side (1st floor):	5	5	5	Y
(2nd floor):	--	--	--	--
Side, Corner:	--	--	--	--
Rear (1st floor):	26' - 11"	26' - 11'	20	Y
(2nd floor):	--	36	20	Y
Accessory Dwelling Unit Setbacks – Second Story (FT)				
Front:	--	39	25	Y
Side (left):	--	10	10	Y
(right):	--	10	10	Y
Side, Corner:	--	--	--	--
Rear:	--	36	25	Y
From main building:	--	--	--	--

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Height (FT)				
Building:	13' - 3"	24' - 2"	25	Y
# of Bedrooms/Bathrooms:	3/2	3/2	--	--
# of Bedrooms/ Bathrooms: (ADU)	--	2/2	--	--
Parking:	2	2	--	Y
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street				Y