

**Attachment 2: Project Data/Compliance**

**Project Address: 2195 Amethyst Drive  
Zoning: R1-6L**

**Project Number: PLN25-00236**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	5,500	5,500	6,000	N
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,107	1,204	--	--
<b>2<sup>nd</sup> Floor:</b>	--	1,030	--	--
<b>Garage:</b>	358	358	400 SF	N*
<b>Porch/Patio:</b>	394	465	--	--
<b>Total:</b>	1,465	2,592	--	--
<b>Floor Area Ratio:</b>	27%	47%	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	NA	66%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	34%	37%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	20'	20' 25'	20' 25'	Y
<b>Left Side (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	5'-2"	5'-2" 10'	5' 10'	Y
<b>Right Side (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	7'-8"	7'-8" 10'-9"	5' 10'	Y
<b>Rear (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	25'-9"	25'-9"	20'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	14'-1"	24'-4"	25'	Y
<b># of Bedrooms/Bathrooms:</b>	3 / 2	5 / 3.5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	--	35%	Min 25%	Y

\*Garage is legal non-conforming