

**Attachment 2: Project Data/Compliance**

**Project Address: 717 Flannery Street**  
**Zoning: R1-6L**

**Project Number: PLN26-00008**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	5,384	5,384	6,000	N*
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,108	1,650	--	--
<b>Porch/Patio:</b>	--	25	--	
<b>Garage:</b>	--	400	--	--
<b>Total:</b>	1,108	2,050	--	--
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	21%	39%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	--	20'-4"	20'	Y
<b>Left Side (1<sup>st</sup> floor):</b>	--	5'-5"	5'	Y
<b>Right Side (1<sup>st</sup> floor):</b>	--	5'-5"	5'	Y
<b>Rear (1<sup>st</sup> floor):</b>	--	23'	20'	Y
<b>Attached Accessory Dwelling Unit Setbacks (FT)</b>				
<b>Side (left): (right):</b>	--	5'-5" 5'-5"	4'	Y
<b>Rear:</b>	--	5'-1"	4'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	--	18'-4"	25'	Y
<b># of Bedrooms/Bathrooms:</b>	--	3/2.5	--	--
<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>	--	>25%	Min 25%	Y
<b>Open Landscaped Area (Front):</b>	--	>35%	Min 35%	Y

\*Legal Non-Conforming