

Attachment 2: Project Data/Compliance

Project Address: 2495 Painted Rock Drive
Zoning: R1-6L

Project Number: PLN25-00266

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,384	5,384	6,000	N (Existing Lot)
Lot Area per Dwelling Unit (SF):	5,384	5,384	--	--
Building Square Footage (SF)				
1st Floor:	897	1,610	--	--
2nd Floor:	--	-	--	--
Garage:	--	475	--	--
Porch/Patio:	--	35	--	--
Total:	897	2,085	--	--
Floor Area Ratio:	0.16	0.39	--	--
% of 2nd floor to 1st floor:	--	--	66% max	--
Building Coverage (%)				
Building Coverage (All):	0.16	0.39	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	24'- 3"	20	20	Y
Left Side (1st floor):	6'- 7"	5'- 2"	5	Y
Right Side (1st floor):	7'- 2"	8'- 11"	5	Y
Rear (1st floor):	41'- 3"	20	20	Y
Accessory Dwelling Unit Setbacks & Square Footage				
Size (SF)	--	420	1,000 max	Y
Front (FT):	--	48'	20	Y
Side (FT) – left : right:	--	31'- 4"	4	Y
	--	6'	4	Y
Rear (FT):	--	13'- 6"	10' PUE	Y
Height (FT)				
Main building:	16	18	24	Y
Accessory Dwelling Unit:	--	18	18	Y
# of Bedrooms/Bathrooms:	2/1	3/2.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	1	2	2	Y
Common Living Area (SFR)	28%	32%	Min 25%	Y
Open Landscaped Area (Front):	1,040	1,040	--	--

PUE: Public Utility Easement