

Attachment 2: Project Data/Compliance

**Project Address: 2331 Castro Place
Zoning: R1-6L**

Project Number: PLN26-00182

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,942	5,942	6,000	N (Existing Non-Conforming)
Lot Area per Dwelling Unit (SF):	5,942	2,971	--	--
Building Square Footage (SF)				
1st Floor:	866	1020	--	--
2nd Floor:	--	905	--	--
Accessory Dwelling Unit	--	798	800	Y
Detached Garage	242	--	600	Y
Attached Garage	--	489	600	Y
Porch/Patio:	--	300	--	--
Total:	1,108	3,512	--	--
Total: (Excludes ADU)	--	2,714	--	--
Floor Area Ratio (Excludes ADU):	0.18	0.45	--	--
% of 2nd floor to 1st floor: (Excludes ADU)	--	0.59	66% max	--
Building Coverage (%)				
Building Coverage (Excludes ADU):	0.18	30.4	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20	20'-5"	20	Y
(2nd floor):	--	27'-2"	25	Y
Left Side (1st floor):	24'-6"	5'-1"	5'	Y
(2nd floor):	--	23'-10"	10'	Y
Right Side (1st floor):	13'-2"	6	6	Y
(2nd floor):	--	13'-5"	10	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	24'-2"	25'-5"	20	Y
(2nd floor):	--	28'-10"	20	Y
Accessory Dwelling Unit Setbacks (FT)				
Front:	--	35	20	Y
Side (left):	--	5'-1"	4	Y
(right):	--	43	4	Y
Side, Corner:	--	--	--	--
Rear:	--	5'-6"	4	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Height (FT)				
Main building:	14	24'- 9"	25	Y
Accessory Dwelling Unit:	--	14	16	Y
# of Bedrooms/Bathrooms:	3/1	4/3.5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	0	2	2	Y
Common Living Area (SFR)	32%	41%	Min 25%	Y
Open Landscaped Area (Front):	1,320	1,320	--	--