

**Attachment 2: Project Data/Compliance**

**Project Address: 1252 Cabrillo Avenue**  
**Zoning: R1-6L**

**Project Number: PLN25-00342**

| <b>Standard</b>                                          | <b>Existing</b> | <b>Proposed</b>   | <b>Requirement</b> | <b>Complies?<br/>(Y/N)</b> |
|----------------------------------------------------------|-----------------|-------------------|--------------------|----------------------------|
| <b>Lot Area (SF) (min):</b>                              | 5,000           | 5,000             | 6,000              | N                          |
| <b>Building Square Footage (SF)</b>                      |                 |                   |                    |                            |
| <b>1<sup>st</sup> Floor:</b>                             | 992             | 1,404             | --                 | --                         |
| <b>Porch/Patio:</b>                                      | 152             | 24                | --                 | --                         |
| <b>Gargage:</b>                                          | 256             | 406               | 400                | Y                          |
| <b>ADU:</b>                                              | --              | 686               | --                 | --                         |
| <b>Total:</b>                                            | 1,248           | 2,496             | --                 | --                         |
| <b>Floor Area Ratio:</b>                                 | 25%             | 49.9%             | --                 | --                         |
| <b>Building Coverage (%)</b>                             |                 |                   |                    |                            |
| <b>Building Coverage (All):</b>                          | 28%             | 36.7%             | 40% max            | Y                          |
| <b>Main Building Setbacks (FT)</b>                       |                 |                   |                    |                            |
| <b>Front (1<sup>st</sup> floor):</b>                     | 25'-5"          | 20                | 20                 | Y                          |
| <b>Left Side (1<sup>st</sup> floor):</b>                 | 5'-2"           | 5                 | 5                  | Y                          |
| <b>Right Side (1<sup>st</sup> floor):</b>                | 5               | 5                 | 5                  | Y                          |
| <b>Rear (1<sup>st</sup> floor):</b>                      | 29'-4"          | 20                | 20                 | Y                          |
| <b>Attached Accessory Dwelling Unit Setbacks (FT)</b>    |                 |                   |                    |                            |
| <b>Side (left):<br/>(right):</b>                         | --              | 24'-5"<br>5'      | 4                  | Y                          |
| <b>Rear:</b>                                             | --              | 7' 1"             | 4                  | Y                          |
| <b>Height (FT)</b>                                       |                 |                   |                    |                            |
| <b>Main building:</b>                                    | 10'-4"          | 19'-2"            | 25                 | Y                          |
| <b># of Bedrooms/Bathrooms:</b>                          | 3/1             | 2/1.5<br>ADU: 1/1 | --                 | --                         |
| <b>Parking:</b>                                          |                 |                   |                    |                            |
| <b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b> |                 |                   |                    | N                          |
| <b>Off-street</b>                                        | 1               | 2                 | 2                  | Y                          |
| <b>Common Living Area (SFR)</b>                          | 31.6%           | 25.3%             | Min 25%            | Y                          |