

Attachment 2: Project Data/Compliance (SFR/Duplex)

Project Address: 3074 Mckinley Drive
Zoning: R1-6L

Project Number: PLN26-00258

| Standard | Existing | Proposed | Requirement | Complies? (Y/N) |
|--|----------|----------|--------------------------------|--------------------------------|
| Parcel Area (SF) (min): | 5,000 | 5,000 | 6,000 | N (Existing) |
| Building Square Footage (SF) | | | | |
| 1 st Floor: | 1,240 | 1,553 | -- | -- |
| 2 nd Floor: | -- | 1,364 | -- | -- |
| Attached Garage: | 402 | 420 | 600 SF max | -- |
| Porch/Patio: | -- | 31 | -- | -- |
| Total (enclosed): | 1,642 | 3,368 | -- | -- |
| % of 2 nd floor to 1 st floor: | - | 59.3% | 66% max | -- |
| Building Coverage (%) | | | | |
| Building Coverage (All): | 32.8% | 40% | 40% max | |
| Main Building Setbacks (FT) | | | | |
| Front (1 st floor): | 20 | 20 | 20 | Y |
| (2 nd floor): | -- | 24'-10" | 25 | Y |
| Left Side (1 st floor): | 5 | 5 | 5 | Y |
| (2 nd floor): | -- | 8 | 10 | N (Requesting Minor Mod) |
| Right Side (1 st floor): | 5 | 5 | 5 | Y |
| (2 nd floor): | -- | 8 | 10 | N (Requesting Minor Mod) |
| Rear (1 st floor): | 20 | 20'-2" | 20 | Y |
| (2 nd floor): | -- | 20'-2" | 20 | Y |
| Height (FT) | | | | |
| Main building: | 12 | 24'-10" | 25 | Y |
| # of Bedrooms/Bathrooms: | 3/2 | ¾ | -- | -- |
| Parking: | | | | |
| Is the site Gov. Code 65863.2 (AB 2097) eligible? | | | | Y |
| Off-street | 2 | 2 | 2 (if not AB 2097 eligible) | Y |
| Common Living Area (SFR) | 22% | 37% | Min 25% | Y |
| Open Landscaped Area (Front): | -- | 39.1% | 35% | Y |