

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

Project Address: 1013 Bluebird Avenue
Zoning: R1-6L

Project Number: PLN26-00159

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	7,398	7,398	--	--
Building Square Footage (SF)				
1st Floor:	1,388	2,481	--	--
Garage:	459	459	--	--
Porch/Patio:	179	19	--	--
Total (enclosed):	1,847	2,940	--	--
Building Coverage (%)				
Building Coverage (All):	25%	40%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	22'-8"	20'	20'	Y
Left Side (1st floor):	5'-1'	5'	5'	Y
Right Side (1st floor):	5'-6"	5'-5"	5'	Y
Rear (1st floor):	36'-1"	20'-4"	20'	Y
Height (FT)				
Main building:	16'-2"	16'-2"	25'	Y
# of Bedrooms/Bathrooms:	3/2	5/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	2	2	2	Y
Common Living Area (SFR)	--	44.5%	Min 25%	Y