

Attachment 2: Project Data/Compliance

Project Address: 520 Hilmar Street
Zoning: R1-6L

Project Number: PLN24-00460

Standard	Existing ¹	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	4,050	4,050	6,000	N ²
Building Square Footage (SF)				
1st Floor:	910	1,244	--	--
2nd Floor:	--	1,015	--	--
Parking:	200	362	--	--
Porch/Patio:	--	72	--	--
Total:	1,110	2,621	--	--
Floor Area Ratio:	--	64%	--	--
% of 2nd floor to 1st floor:	--	63%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	27%	39%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20	20'-6"	20	Y
(2nd floor):		27'-3"	25	
Left Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	
Right Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	
Side, Corner:	--	--	--	Y
Rear (1st floor):	--	20'-3"	20	Y
(2nd floor):		20'-3"	20	
Height (FT)				
Main building:	14	24'-2"	25	Y
Accessory building:	--	--	--	--
# of Bedrooms/Bathrooms:	2/1	4/3.5	--	--
Parking:				
Is the site subject to Gov. Code 65863.2 (AB 2097)?				N
Off-street	1	2	2	Y
Open Landscaped Area (Front):	--	63%	35%	Y

1 Existing building to be demolished

2 Legal non-conforming