

Attachment 2: Project Data/Compliance

Project Address: 4939 Avenida De Los Arboles
Zoning: R1-6L

Project Number: PLN25-00355

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,100	6,100	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,669	1,669	--	--
Garage:	400	400	400	Y
ADU:	--	800	--	--
ADU Balcony:	--	105	--	--
Total:	2,069	2,869	--	--
% of 2nd floor to 1st floor:	--	13.8%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	33.9%	33.9%	40% max	Y
Building Setbacks (FT)				
Front (1st floor):	24'-7"	24'-7"	20'	Y
(2nd floor):		60'-10"	25'	
Left Side (1st floor):	9'-2"	23'-10"	4'	Y
(2nd floor):		32'-2"		
Right Side (1st floor):	9'-10"	6'-3"	4'	Y
(2nd floor):		10'-5"		
Rear (1st floor):	25'-10"	5'-5"	4'	Y
(2nd floor):		15'-2"	15'	
Height (FT)				
Main building:	15'-7"	21'-8"	25'	Y
# of Bedrooms/Bathrooms:	3/2	3/2 2/2	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	2	2	2	Y