

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

**Project Address: 746 Woodhams Avenue**  
**Zoning: R1-6L**

**Project Number: PLN25-00483**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Parcel Area (SF) (min):</b>	5,253	5,253	6,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	--	1,766	--	--
<b>2<sup>nd</sup> Floor:</b>	--	800	--	--
<b>Porch/Patio:</b>	--	81	--	--
<b>Total (enclosed):</b>	--	2,566	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	45%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	--	39%	40% max	Y
<b>Rear Yard Accessory Building Coverage:</b>	--	18%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor):</b>	25'-0"	25'-0"	20'-0"	Y
<b>(2<sup>nd</sup> floor):</b>	--	32'-6"	25'-0"	
<b>Left Side (1<sup>st</sup> floor):</b>	5'-0"	5'-0"	5'-0"	Y
<b>(2<sup>nd</sup> floor):</b>	--	10'-0"	10'-0"	
<b>Right Side (1<sup>st</sup> floor):</b>	5'-9"	5'-9"	5'-0"	Y
<b>(2<sup>nd</sup> floor):</b>	--	17'-0"	10'-0"	
<b>Rear (1<sup>st</sup> floor):</b>	22'-0"	22'-0"	20'-0"	Y
<b>(2<sup>nd</sup> floor):</b>	--	25'-4"	20'-0"	
<b>Height (FT)</b>				
<b>Main building:</b>	--	23'-4"	25'-0"	Y
<b># of Bedrooms/Bathrooms:</b>	3/2	3/2	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				Y
<b>Off-street</b>	--	2	2	Y
<b>Common Living Area (SFR)</b>	--	34%	Min 25%	Y