

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

Project Address: 1390 Madison Street
Zoning: R1-6L

Project Number: PLN26-00040

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	9,532	9,532	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,332	1,418	--	--
2nd Floor:	1,397	1,568	--	--
Front Porch:	68	68	--	--
Rear Porch:	0	136	--	--
Total (enclosed):	2,729	2,986	--	--
% of 2nd floor to 1st floor:	105%	92%	66% max	NA
Building Coverage (%)				
Building Coverage (All):	--	23.2%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor): (2nd floor):	20'-8" 20'-8"	20'-8" 20'-8" (Existing)	20 25	Y
Left Side (1st floor): (2nd floor):	±53'-6" ±53'-6"	±47'-4" ±47'-4"	5 10	Y
Side, Corner 1st floor: Side, Corner 2nd floor:	11'-0" 11'-0"	11 11(Existing)	10 15	Y, a modification was previously approved to allow a reduced setback
Rear (1st floor): (2nd floor):	28'-6" 28'-6"	20 20	20 20	Y
Height (FT)				
Main building:	23'-10"	23'-10"	25	Y
# of Bedrooms/Bathrooms:	6/5	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	2	2	2	Y
Common Living Area (SFR)	--	44%	Min 25%	Y