

Attachment 2: Project Data/Compliance

Project Address: 2892 Mesquite Drive
Zoning: R1-6L

Project Number: PLN25-00295

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,351	7,351	6,000	Y
Lot Area per Dwelling Unit (SF):	7,351	7,351	--	--
Building Square Footage (SF)				
1st Floor:	1,363	1,984	--	--
2nd Floor:	718	1,116	--	--
Garage:	500	500	600 SF max	
Porch/Patio:	76	64	--	
Total:	2,657	3,663	--	--
Floor Area Ratio:	0.36	0.49	--	--
% of 2nd floor to 1st floor:	0.52	0.56	66% max	Y
Building Coverage (%)				
Building Coverage (All):	0.26	0.34	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	17'	20'	20'	Y
(2nd floor):	34'	37'	25'	Y
Left Side (1st floor):	5'-0	5'	5'	Y
(2nd floor):	9'-3	9'-3	10'	Y
Right Side (1st floor):	6' – 11"	7'	5'	Y
(2nd floor):	32' – 11"	10'	10'	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	22' – 9"	22' – 9"	20'	Y
(2nd floor):	39' – 9"	39' – 9"	20'	Y
Height (FT)				
Main building:	22' – 9"	25' – 3"	25'	N (Conditioning Height to 25')
Accessory building:	--	--	--	--
# of Bedrooms/Bathrooms:	4/2	5/5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	35%	47%	Min 25%	Y
Open Landscaped Area (Front):	2,900	3,100	--	--