

Attachment 2: Project Data/Compliance

**Project Address: 758 Fredrick Avenue
Zoning: R1-6L**

Project Number: PLN26-00107

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Parcel Area (SF) (min):	6,669	6,669	--	--
Building Square Footage (SF)				
1st Floor:	1,305	1,409	--	--
2nd Floor:	--	875	--	--
Garage:	420	420	400 SF	Y
Porch/Patio:	89	89	--	
Total:	1,725	2,704	--	--
% of 2nd floor to 1st floor:	--	62%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	27.2%	28.8%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	20'	31'	20'	Y
(2nd floor):		33'-1"	25'	
Left Side (1st floor):	3'-2"	3'-2"	5'	N*
(2nd floor):		26'-1"	10'	
Right Side (1st floor):	5'-1"	5'	5'	Y
(2nd floor):		10'	10'	
Rear (1st floor):	34'	30'	20'	Y
(2nd floor):		34'		
Height (FT)				
Main building:	15'-4"	23'-5"	25'	Y
# of Bedrooms/Bathrooms:	2/	3/	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	14.3%	22.1%	Min 25%	Y

*Existing, non-conforming condition.