

## Project Data

File No.(s): **PLN2021-14870**  
 Location: **758 Clara Vista Street**, a 6,400 square feet parcel located on the southwest corner of Clara Vista Avenue and Hart Avenue; APN: 294-15-043; property is zoned Single Family Residential (R1-6L).  
 Applicant: Amin Adil Qazi, Arch Versa Architecture  
 Owner: Ameen Ashraf  
 Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,165 square foot single family residence to construct 2,846 square foot five bedrooms and three and a half bathrooms two-story single family residence with a 460 square foot two-car garage. *(The project includes a 335 square foot Accessory Dwelling Unit (ADU) with one bathroom on the first floor that is subject to ministerial approval).*

## Project Data Table

Lot Area: 6,400 sq. ft.				
	Existing Floor Area (sq. ft.)	Demolition (sq. ft.)	Addition (sq. ft.)	Proposed Floor Area (sq. ft.)
<b>First Floor</b>	1,165	-1,165	1,422	1,422
<b>Second Floor</b>	-	-	1,466	1,424
<b>Garage/Carport</b>	309	-309	460	460
<b>Balcony</b>	-	-	-	-
<b>Gross Floor Area</b>	1,474			2,846
<b>ADU</b>	-	-	335	335
<b>Lot Coverage</b>	1,474/6,400 = 23 %		-	2,217/6,400 = 35%
<b>% second floor to first floor</b>	N/A			64%
<b>F.A.R.</b>	0.23			0.5
<b>Bedrooms/Baths</b>	3 Bedrooms 2 Bathrooms	3 Bedrooms 2 Bathrooms	5 Bedrooms 3.5 Bathrooms	5 Bedrooms 3.5 Bathrooms
<b>Flood Zone</b>	X			X