

2022-7198 691 Toyon Ave

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	R-0	Same	--
Lot Size (s.f.)	5,568 s.f.	Same	--
Gross Floor Area (s.f.)	1,987 s.f.	2,528 s.f.	2,505 s.f. without Planning Commission Review
Lot Coverage	35.7%	39.7%	40% max.
Floor Area Ratio (FAR%)	35.7%	45.4%	45% max without Planning Commission Review
Building Height	17'	26'	30' max.
No. of Stories	1	2	2 max.
Setbacks			
First Floor			
Front	23'-10"	20'-8"	20' min.
¹Reducible Front	6'-0"	Same	9' min.
Side	5'-8"	4'-0"	4' min.
Rear	24'-8"	23'-4.5"	20' min.
Second Floor			
Front	--	28'-9"	25' min.
Reducible Front	--	9'-0"	9' min.
Side	--	7'-0"	7' min.
Rear	--	23'-4.5"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered	2	2	2 min.
Uncovered	2	2	2 min.

¹Legal non-confirming