

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Low Density	Same	-
<b>Zoning District</b>	R-1	Same	-
<b>Lot Size (s.f.)</b>	9,300	Same	8,000 min.
<b>Gross Floor Area (s.f.)</b>	2,476	5,480 with ADU 4,782 w/out ADU (698 – ADU)	3,600 <sup>1</sup>
<b>Lot Coverage (%)</b>	26.6 (2,530 s.f.)	39.6 (3,686 s.f.)	40% max.
<b>Floor Area Ratio (FAR)(%)</b>	26.6	58.9 with ADU 51.41 w/out ADU	45 <sup>1</sup>
<b>Building Height (ft.)</b>	Approx. 13'5"	28'0"	30' max.
<b>No. of Stories</b>	One	Two	Two max.
<b>Setbacks (Facing Property)</b>			
<b>Front (ft.)</b>	<b>1<sup>st</sup> Floor</b>	27'	20'
	<b>2<sup>nd</sup> Floor</b>	N/A	27'6"
<b>Left Side (ft.)</b>	<b>1<sup>st</sup> Floor</b>	13' (to house) 2'3" (to shed)	9'0"
	<b>2<sup>nd</sup> Floor</b>	N/A	12'0"
<b>Right Side (ft.)</b>	<b>1<sup>st</sup> Floor</b>	14.5' (to house) 2' (to det. garage)	6'0"
	<b>2<sup>nd</sup> Floor</b>	N/A	14'8"
<b>Side Total (ft.)</b>	<b>1<sup>st</sup> Floor</b>	32'	15'
	<b>2<sup>nd</sup> Floor</b>	N/A	26'8"
<b>Rear (ft.)</b>	<b>1<sup>st</sup> Floor</b>	15'3" (to det. garage)	37'7"
	<b>2<sup>nd</sup> Floor</b>	2'6" (to shed)  N/A	45'8"
<b>Parking</b>			
<b>Total Spaces</b>	4	5	4 min.
<b>Covered Spaces</b>	2	3 (one tandem)	2 min.

<sup>1</sup> Threshold for Planning Commission review.