

PROJECT DATA TABLE - 635 Toyon Ave

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,154	Same	6,000 min.
Gross Floor Area (s.f.)	1,701	3,285 (new 1,584 s.f. 2 nd story)	2,769 s.f. (45% FAR) threshold (Threshold for Planning Commission Review)
Lot Coverage (%)	27.6% (1,701 s.f.)	27.6% (1,701 s.f.)	40% max.
Floor Area Ratio (FAR)	27.6% (1,701 s.f.)	53.4% (3,285 s.f.)	45% threshold (Threshold for Planning Commission Review)
Building Height (ft.)	15'	25'	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1 st Floor	19'6"	19'6"	20' min.
★ 2 nd Floor	--	19'6"	25' min.
Left Side			Combined yards =13'
1 st Floor	5'6"	5'6"	4' min.
★ 2 nd Floor	--	5'6"	7' min.
Right Side			Combined yards = 13'
1 st Floor	18'3"	18'3"	7'6" min. (5'6"- Left Side)
2 nd Floor	--	18'3"	10' min. (min. +3')
Rear			
1 st Floor	21'3"	21'3"	20' min.
2 nd Floor	--	21'3"	20' min.
Parking			
Total Spaces	4 2 - unenclosed	4	4 min.
Covered Spaces	2 – carport (illegal)	2 (garage)	2 min.

★ Second Story Front and Left Side setbacks requires Variance