

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Medium Density
Zoning District	R-2	Same	R-2
Lot Size (s.f.)	4,218	Same	8,000 min.
Gross Floor Area (s.f.)	1,104	1,799	1,898 (Threshold for Planning Commission Review)
Gross Floor Area of Tenant Lot Coverage (%)	27.3%	28.9%	40% max.
Floor Area Ratio (FAR)	26.1%	43%	45% (Threshold for Planning Commission Review)
Building Height (ft.)	20'-2"	27'-6"	30'-0" max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front (ft.)			min.
1st Floor	15'-0"	Same	20'-0"
2nd Floor	--	30'-0"	25'-0"
Left Side (ft.)			min.
1st Floor	15'-6"	Same	4'-0"
2nd Floor	--	11'-3"	7'-0"
Right Side (ft.)			min.
1st Floor	15'-6"	Same	9'-0"
2nd Floor	--	16'-6"	12'-0"
Rear (ft.)			min.
1st Floor	15'-0"	Same	20'-0"
2nd Floor	--	15'-0"	20'-0"
Parking			
Total Spaces	2	2	4 min.
Covered Spaces	0	0	2 min.