

Attachment 2: Project Data/Compliance

Project Address: 4435 Filmore Street
Zoning: R1-6L

Project Number: PLN24-00521

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,250	6,250	6,000	Y
Building Square Footage (SF)				
1st Floor:	924	1,371	--	--
2nd Floor:	--	1,469	--	--
Garage	274	487	--	--
Attached ADU	--	490	--	--
Porch/Patio:	--	100	--	--
Patio	--	260	--	--
Balcony:	--	110	--	--
Total:	1,198	3,817	--	--
% of 2nd floor to 1st floor:	--	62%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	19%	35%	40% max	Y
Main Building Setbacks (FT)				
Front (1st floor):	22	25	20	Y
(2nd floor):		25	25	Y
Left Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	Y
Right Side (1st floor):	5	5	5	Y
(2nd floor):		10	10	Y
Rear (1st floor):	67	40	20	Y
(2nd floor):		45	20	Y
Attached Accessory Dwelling Unit Setbacks (FT) – Setbacks same as the main residence				
Height (FT)				
Main building:	14'- 8"	26 -10"	25	N
# of Bedrooms/Bathrooms:	2/1	5/4	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	--	32%	Min 25%	Y