

**15365 Santella Court – Lot 9**

**PROJECT DATA**

	<b>EXISTING CONDITIONS</b>	<b>PROPOSED PROJECT</b>	<b>REQUIRED/ PERMITTED</b>
<b>Zoning district</b>	HR-2 1/2 : PD	same	-
<b>Land use</b>	Vacant	single family residence	-
<b>General Plan Designation</b>	Hillside Residential	same	
<b>Lot size (sq. ft.)</b>			
<b>Gross Lot Area</b>	87,475 sq. ft.	same	40,000 sq. ft. minimum
<b>Driveway Arm</b>	6,797 sq. ft.	same	
<b>Gross Lot Area minus arm</b>	80,678 sq. ft.	same	
<b>Average Slope</b>	31.18%	same	
<b>Net Lot Area</b>	32,271 sq. ft.	same	
<b>Exterior materials:</b>			
<b>siding</b>	-	stone cladding paneling	
<b>window</b>	-	aluminum dark oxidized metal finish	
<b>roofing</b>	-	single ply membrane/green roof	
<b>Building floor area:</b>			
<b>Lower Level</b>	-	2,696 sq. ft.	-
<b>Upper Level</b>	-	2,833 sq. ft.	-
<b>garage</b>	-	711 sq. ft.-400 sq. ft.= 311 sq. ft.	400 sq. ft. exempt
<b>total (excluding 400 s.f. garage)</b>	-	5,840 sq. ft.	6,000 s.f. max
<b>Below grade square footage (BGSF)</b>	-	756 sq. ft.	exempt
<b>House Setbacks (ft.):</b>			
<b>front</b>	-	266 ft	30 ft min.
<b>rear</b>	-	25 ft	25 ft min.
<b>side</b>	-	66 ft	20 ft min.
<b>side</b>	-	106 ft.	20 ft min.
<b>House Max. Height (ft)</b>	-	22 ft.	25 ft. max.
<b>Parking:</b>			
<b>Garage Parking Spaces</b>	-	3	
<b>Uncovered Guest Parking Spaces</b>	-	3	
<b>Total Parking Spaces</b>		6	4 min.
<b>Sewer or septic</b>	-	Sewer	-
<b>Protected Tree Removal</b>	-	14	-

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