

ATT 6 – PROJECT DATA SHEET

NAME: 329 Greenfield Ave., SFDDR	PA: 2022-051	ADDRESS: 329 Greenfield Ave.	
LOT AREA: 5,268 sf	ZONING: R1-C	APN: 042-214-030	
FLOOR AREA	EXISTING SF	PROPOSED SF	MAXIMUM ALLOWED
House:	1,236	2,146	
Garage (detached):	404	404	
Shed:	106	0	
Front Porch:	140	99 ¹	
SUBTOTAL:	1,786	2,649	
TOTAL (minus exemptions):		2,550	2,634
F.A.R.: = 0.50 * area ≤ 6,000 sf	0.48	0.50	
BUILDING HEIGHT:	PROPOSED		
Height to plate (24 ft. max):	18 ft. 9 ½ in.	24 ft.	
Height to peak (32 ft. max):	22 ft. 10 ¾ in.	32 ft.	
Daylight Plane:	<i>Compliant</i>	12 ft., 45 Degrees	
STORIES: 1 (existing)	2	N/A	
UNITS: 1 (existing)	1	1 + ADU + JADU	
SETBACKS:	EXISTING	PROPOSED	MINIMUM REQUIRED
Front:	33 ft. 11 ¼ in.	20 ft. 9 in.	15 ft.
Front (garage):	14 ft. ½ in.	14 ft. ½ in.	20 ft.
Left Side:	8 ft. 5 ¼ in.	8 ft. 5 ¼ in.	5 ft.
Right Side:	10 ft. 8 ¾ in.	10 ft. ½ in.	5 ft.
1 st Story Rear:	12 ft. 3 ¾ in.	12 ft. 3 ¾ in.	15 ft.
2 nd Story Rear:	25 ft.	25 ft.	25 ft.
PARKING	EXISTING	PROPOSED	MINIMUM REQUIRED
Garage:	2	2	2
LANDSCAPING:	Removal of Protected Trees and other major landscaping:		
	Removing 1 Protected Tree (Coast Live Oak) under Tree Permit # HT-2022-001393.		
1) SMMC 27.040.200 exempts the first 100 sq. ft. of a covered front porch for single-family dwellings.			