

**Table 1
 Project Description
 8 Thomas Avenue**

Site Description		
General Plan Designation:	Residential: 0-2 dwelling units per acre	
Zoning:	R-BA Brisbane Acres Residential	
Lot Area:	16,978.7 sq. ft.	
Lot Dimensions:	Odd Shaped Lot (122 ft wide by 144 ft deep)	
Slope:	14% +/-	
Existing Development:	None – Vacant with utilities at the street.	
Development Standards	Maximums	Proposed
Density:	1 unit per 20,000 sq ft, except this lot established as a legal lot in 1970, via variance. Certificate of compliance granted in 1986.	1 unit (i.e.: 1 per 16,978 sq ft)
Lot Coverage:	25% (4,244 sq. ft.)	25% (4,242 sq. ft.)
Floor Area Ratio:	0.72, but not to exceed 5,500 sq ft	0.30 (5,110 sq. ft.)
Height	35 ft (except may be lowered for ridgeline lots via design permit)	27 ft
	Minimums	Proposed
Building Setbacks--		
Front - Thomas Ave.	10 ft	20 ft
Side – north (interior)	12 ft 3 in	15 ft
Side – south (San Bruno Ave.)	12 ft 3 in per BMC, 20 per HCP	25 ft
Rear - downslope side	10 ft per BMC, 20 per HCP	21 ft 3 in
Setback Exceptions - Deck		
Rear	May extend no closer than 5 ft from the rear lot line	11 ft. open structure to allow butterfly passage
Articulation for outside walls that are greater than 20 ft by 20 ft	NA- All exterior walls are less than 20 ft in height.	
Landscaping	HCP compliant/water conserving	HCP compliant/water conserving
Parking	4 total. A minimum of 2 garage spaces, plus 2 uncovered spaces which may be on or off-street 50% may be compact.	7 total, including 3 garage spaces plus 4 off street uncovered, 2 of which are outside the fenced enclosure. All are standard size or larger.