

**ERRATA TO THE FLOOR AREA DIAGRAMS IN ATTACHMENTS #2 FOR BOTH OF THE NEW
RESIDENCE AND ADU PROPOSALS LISTED AS ITEMS 6A AND 6B ON THE DECEMBER 5, 2024,
PLANNING COMMISSION AGENDA**

Planning staff have recalculated the floor area to exclude the footprint of all stair and landing areas. The result is an exemption of 68 square feet rather than 34 square feet as originally described in the staff report.

Item 6A: 4825 Opal Street

Max ADU	800 sq. ft.
<u>Max FAR (56%):</u>	<u>1,837 sq. ft.</u>
Max FAR + 800 ADU:	2,637 sq. ft.

Updated Calculation:

Subtotal, Primary Dwelling:	1,807 sq. ft.
<u>Subtotal, ADU:</u>	<u>831 sq. ft.</u>
Total:	2,638 sq. ft.

4825 Opal Street Correction: Reduce ADU by 31 square feet. Note: 30 square feet of ADU may be shifted into primary residence and be compliant with max FAR.

Item 6B: 4855 Opal Street

Max ADU	800 sq. ft.
<u>Max FAR (56%):</u>	<u>1,837 sq. ft.</u>
Max FAR + 800 ADU:	2,637 sq. ft.

Subtotal, Primary Dwelling:	1,841 sq. ft.
<u>Subtotal, ADU:</u>	<u>831 sq. ft.</u>
Total:	2,672 sq. ft.

4855 Opal Street Correction: Reduce ADU by 31 square feet. Reduce primary dwelling by 4 square feet.

The following diagrams replace Attachments #2 in items 6A and 6B.

Attached:

1. Revised Floor Area Diagram for Item 6A: 4825 Opal Street
2. Revised Floor Area Diagram for Item 6B: 4855 Opal Street